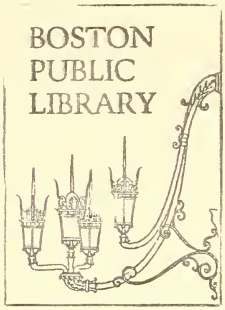
BOSTON PUBLIC LIBRARY
3 9999 06354 493 4


BOSTON
PUBLIC
LIBRARY

gov03-925

Digitized by the Internet Archive
in 2011 with funding from
Boston Public Library

http://www.archive.org/details/minutesofmonthly00bost

GOVDOC
BRA
4071

URBAN RENEWAL COORDINATING COMMITTEE

January 8, 1959

BOSTON PUBLIC LIBRARY

A meeting of the Urban Renewal Coordinating Committee was held on Thursday, January 8, 1959, at the Planning Board Hearing Room, City Hall Annex, at 10:45 A.M.

Committee members present were the Chairman, Wm. Arthur Reilly; Commissioners Hughes, Shea and Dr. Cauley; Joseph W. Lund, Chairman of the Boston Redevelopment Authority; and Messrs. Hines, Graham, McCormick and Murray. Others present were James Crowley, Director of Tenant Relations at the Boston Housing Authority; Edmund J. Morgan, Chief Building Inspector; Lloyd Sinclair, Boston Redevelopment Authority; Charles Johnson, Law Department; Frank Gens, Health Dept. and James Haley, Division Engineer, Survey Division, Public Works Department.

Due to other engagements the following Committee members were unable to be present:
Commissioners Cotter and Kelley, Robert M. Morgan and Kane Simonian.

The reading of the minutes of the previous meeting was dispensed with, as each member had received a copy of same subsequent to the last meeting and, as no objections or dissentions were recorded, it was assumed that said minutes were automatically accepted.

The Chairman opened the meeting by requesting Thomas McCormick to submit a progress report on the Mt. Bowdoin-Codman Improvement Area, the more important phases of which are submitted herewith:

J30
U

"I was greatly encouraged and pleasantly surprised at the Citizens' Committee Meeting held on Monday evening last, one of the coldest evenings of the year, where some 25 people gathered to express their views

and make inquiries as to our plans. Ed Morgan and Frank Henry delivered excellent talks and answered many inquiries. There are about 50 people in all who are active. I announced the streets that would be constructed or repaired but have not released them to the press as yet. I am expecting a schedule from Commissioner Shea, which I will then release to the press." (Commissioner Shea, at this point, stated that a survey has been made and a report will be ready in a few days.) "Out of a total of 2,700 dwelling units inspected, there were 800 individual violations, covering some 220 buildings. Most of these violations are minor, however. It appears now that we will finish inspections by the end of the month. Most of the minor violations are being corrected but we are still awaiting action on a few collapsing garages and barns in the area. The people are indicating a more than casual interest in their surroundings, as was evidenced by the opposition to the conversion of a garage into a box factory. In the middle area of one section of Washington Street, the residents are bringing in a petition to have the area re-zoned. It is now zoned for business but they desire to have it changed to residential. There will be a hearing on the petition on February 4th. Outside of these remarks I have little additional to report on this particular project."

The Chairman then directed the Committee's attention to a letter received by him from Mr. Tomasello, Chairman of the Appeal Board, which set forth that notices of hearings and decisions made (affirmative or negative only) would be forwarded to the Planning Board and to Mr. Costello, Secretary to the Committee. Mr. McCormick pointed out that negative decisions would serve the purposes of the Planning Board but that favorable decisions, sometimes lengthy and containing many clauses or provisos,

would have to be seen in their entirety to secure a true picture of the decision. Although these decisions are a matter of public record and can be seen at the Building Department office, the Building Commissioner offered to work something out so that complete copies could be made of such decisions and forwarded to Mr. McCormick.

The Chairman then referred to an article appearing in the morning papers, hailing the announcement by His Honor, the Mayor, of the $8,000,000. Roxbury Housing Development to provide housing for 800 families in the area, bounded by St. Alphonsus Street, Longwood Avenue, Huntington Avenue, Worthington Street and Tremont Street. He pointed out that this was the first development in years initiated by a limited dividend corporation and, as the action involved the Redevelopment Authority, the Chairman requested Mr. Lund to make a few comments on the planning and background of the proposal.

Mr. Lund stated that he deserved very little credit for the working out of the plan, as the Planning Board had performed a great deal of work on preliminary planning. He explained, however, when it was learned that there was no possible way in which the City could go ahead with the undertaking without suffering a huge tax loss, Kane Simonian came up with the idea of leasing the land to the Henderson group with no loss whatsoever to the City, and voiced the opinion that any credit for the idea should go to Kane Simonian and the credit for expediting the plan should go to Robert Morgan. He pointed out that the same plan might be applicable in many other instances, such as universities, where the leasing of land would be favorable and profitable to the City. He believed that this action would

open up a very interesting field for future study and development.

Regarding the progress of other developments, Mr. Lund reported the following facts:

"The West End Development Project is excellent on demolition and re-location. Although maintenance problems are enormous because of freeze-ups and repairs, especially in cold water flats, the cold weather, nevertheless, has been helpful in inducing residents to re-locate a little faster than anticipated.

"Regarding the Government Centre, we are about ready to get together with Donald Graham of the Planning Board."

At this point Mr. Graham stated "We did get together the first part of the week with the Redevelopment staff and we are shaping up the first draft of the Redevelopment Plan and the first draft of an agreement to sell to the Federal government. We believe, however, that there might be some legal hitches involved. At present we are working on the ironing out of these legal questions as well as site planning. We have hired an expert from New Haven -- a fellow named Myers who is on the staff of the Redevelopment Agency in New Haven and who is an expert in measuring the sub-standardization of non-residential properties. He will be in Boston on the 15th and 16th of January and should spend some time with the Building Department staff and someone from the Law Department."

Mr. Lund suggested that Mr. Graham inform Mr. Myers that the Redevelopment group would like to sit in with him after he finishes his visit with City officials, to which Mr. Graham agreed.

Continuing the Government Centre Report, Mr. Lund stated "The Federal government will not move in unless the City removes the blight in the area. They want the City to assemble the land and to turn over the land the Federal government needs for its particular requirements. The State

will do their own and I believe it is a perfectly good arrangement. After this is done, the Federal government and the City will decide on a location."

Mr. Graham then explained his operations in connection with the Government Centre Development and directed attention to one of the legal questions which arose concerning whether the Federal government can enter into any kind of agreement where there are restrictions on the land, or whether the government is free from all restrictions. Final plans might depend on the answer to this question.

Replying to questions concerning the Government Centre posed by the Public Works Commissioner, Robert P. Shea, who is a member of the new City Hall Advisory Committee recently appointed by the Mayor, both Mr. Lund and Mr. Graham supplied the following answers:

No federal money is involved in the purchase of the land -- The Planning Board is now preparing a plan showing the limits of the proposed taking and this will be ready sometime next week -- it is hoped that the entire project, from a planning standpoint, will be completed by the end of June -- The City Council will be obliged to act on an appropriation and the State Housing Board will have to approve the plan -- no actual work can be started until the City Council approves the bond issue and that will not be until next summer.

Mr. Lund reported that the Whitney Street project plan is being submitted to the City Council next Monday for approval, after which a request will be submitted for the approval of the bond issue. He believed that the Roxbury plan, which is in its final stages, would be submitted to the City Council for approval sometime within the next three weeks. He was also of the opinion that there might be some arguments raised by the Council

Committee, and suggested that some of the members of this Committee be present and lend their support to the plans as submitted.

Mr. Lund, at this point, suggested that Lloyd Sinclair make a brief report on the Roxbury projects, as he has been more closely associated with the progress of these projects than anyone else. Mr. Sinclair's remarks, in part, follow herewith:

"In addition to the Washington Park area, there is also being prepared another application for the larger area. Both applications will be ready by the end of January. There is some question as to whether we would submit both to the City Council at one time or submit one two weeks prior to the second. There was some confusion in terms of what the City Council could handle at one time, in view of the fact that they will have the Whitney Street project to consider next week. The Washington Park project is a rehabilitation project calling for block [redacted] clearing. 40% of the area needs to be rehabilitated -- 40% of the structures need minor repairs and 10% clearance."

Mr. Lund remarked that the Redevelopment Authority was only at the stage of preparing a preliminary report on the area and, if the City Council approves this plan, they will then go ahead with final plans. He stressed the importance of making it clear that the project is a rehabilitation project rather than a demolition project. Mr. Graham pointed out that a minimum of six months would be required before approval of the Federal government could be expected.

Referring to the appointment of a community organizer, as recommended at the previous meeting, the Chairman stated that it was his understanding that the Redevelopment Authority is interviewing individuals at the

present time to fill this position but, in the meantime, we should endeavor to get some help for Mr. Hines in order to keep his programs moving along. In the event a selection is not made in the immediate future, consideration will be given to supplying Paul Hines with additional assistants.

Mr. Hines suggested the passing of a resolution commending the Planning Board, the Redevelopment Authority and everyone else concerned with the Parker Hill Project, but committee members, particularly Mr. Lund, were of the opinion that such a resolution might place the committee in the position of being classed as a mutual admiration society. Mr. Hines, continuing his remarks, stated in part:

"I have been watching the Urban Renewal group and was delighted to see the speed and efficiency which they displayed when it became apparent to them that the Parker Hill area was an excellent site for rehabilitation area. I am pleased with what Bob Morgan did. As I predicted at the last meeting, the International Shoe Company has bought the property on Soldiers Field Road and, as soon as the frost is out of the ground, they will start building a quarter of a million dollar project. They bought sufficient land for a program that will call for new buildings over there some day.

"We are at present trying to bring about some street widenings on Parker Hill. The F.H.A. has agreed to go along on a 75-unit apartment house provided they can get the transportation system straightened out. The M.T.A. has promised to provide daily bus schedules up the hill, if the streets are widened."

Mr. Shea reported that the Public Improvement Committee has the matter under consideration at the present time.

Regarding the North End Pier, Mr. Murray reported that the last time he was in the vicinity, the upper pier, towards Charlestown Bridge, was almost finished.

A discussion was then held on the Charlestown Rehabilitation and Conservation Committee group which, although anxious to be active, have been stymied more or less because of necessary delays in planning for the area. The Chairman reported that he attended a meeting of the South End Improvement Committee recently and delivered a little pep talk which was received with enthusiasm and which, he believed, will result in keeping this group together and continuing interest in their program. He recommended that we handle the Charlestown group in the same manner, as it is imperative that we do not lose the cooperation and enthusiasm of this group.

Mr. Lund reported that he received a letter from Donald Graham regarding the Charlestown area and he, in turn, directed a letter to Gil Hood of the Charlestown group informing him that the Redevelopment Authority took action yesterday, requesting the Navy Yard to make a survey among its workers to ascertain whether or not they could provide a market within the area for housing. In the event the Navy Yard could absorb 200 or 300 units, the Redevelopment Authority would be glad to consider the matter favorably. Paul Hines claimed that the American Sugar Refinery Company would be interested in securing housing for 100 families. However, Mr. Lund was not too optimistic regarding the demands of the American Sugar Refinery Company, as he maintained that the middle income group in the Navy Yard would be better prospects for the type of housing the Authority would order. Dr. Cauley claimed that a survey by the Health Department on

code enforcement indicated that the area between Main Street and Rutherford Avenue was very much of a dwelling area and should be considered for some type of improvement. Mr. Lund pointed out that the problem in Charlestown is that most of the buildings would have to be torn down and that no one is interested in new construction at the present time. He agrees with the Planning Board that the area should be developed industrially and, in conjunction with the Planning Board, suggested only recently that interim use be made of vacant land for M.T.A. parking spaces. At the conclusion of the discussion Mr. Graham agreed to attend the next meeting of the Charlestown Committee and apply the same technique as outlined by the Chairman when he attended a recent meeting of the South End Improvement Committee.

Replying to another inquiry made by Commissioner Shea regarding whether or not city, state or federal money was involved in rehabilitation programs, Mr. Graham replied that no actual governmental monies were available for such programs but, nevertheless, there is available liberal F.H.A. mortgage insurance. He stated that we have so much dilapidated property in the city we could not possibly tear it all down and, if we did nothing on the fringe areas where such properties are located, the blight would increase. In order to save these properties on the fringe areas and in order to initiate a rehabilitation project, we have to secure the cooperation of property owners who will spend their own money, and the City has to see that they are meeting the minimum standards under the Housing Code. The City has an obligation, however, in supplying new streets if necessary, and probably a new school or a recreational center. In the matter of federal money, such money is available for planning and administration costs but,

insofar as individual properties are concerned, under rehabilitation, property owners are obliged to supply their own funds.

At the request of the Chairman, Lloyd Sinclair agreed to prepare a summary of all projects now existing and those proposed, together with a map which the Planning Board is preparing to indicate the areas involved. The Chairman voiced the opinion that we have such a litany of projects, both existing and under consideration, that it is difficult to keep track of progress, and made this recommendation with the thought in mind that many of the members of this Committee, including himself, are not too certain just where we stand at the present time on the over-all planning picture.

John Murray then submitted the following report, after stating that he is also working on a map that will indicate the various lots throughout the City now vacant as a result of demolition:

"Right now we are trying to clear up some wall problems -- cases where we take down a building and a serious wall problem presents itself on the other side. In some cases we will just have to board it up. In most cases we are able to tear down the building and repair walls. I received a call last week from the South End Rehabilitation and Conservation Committee and they are anxious to get a demonstration of buildings repaired in that area. Bob Turchon has agreed to help us to take over a few buildings, [redacted] either where the City owns the buildings or title can be acquired, and endeavor to fix up one building, taking pictures before and after. It has to be economically feasible. There is no point in having a test case if we lose money. I hope to have something on the way in the next two weeks. I am thinking of a block that has a dozen buildings that are contiguous. Whether or not we can do it, I don't know but we will take a

shot at it. John McCall, Chief Engineer of the Bridge Division, is making up a list of projects proposed for 1959 under the State Waterways, Chapter 91 program. I hope to have that in a week or so but if the State will go along, I don't know. The projects will cost somewhere in the vicinity of $60,000. or $70,000., which will include two water-front jobs, with the City paying half and the State paying half."

Referring back to the Roxbury projects, Mr. Graham stated that the lower Roxbury development depends largely upon the inner-belt plans and progress. In the event nothing is going to be done on the inner-belt area, he suggested that the State be requested to make a feasibility study, with federal funds, for the best route from the standpoint of road construction, in areas where it would be most beneficial to land users. The Chairman recommended that Mr. Graham re-submit the proposal at the next meeting, in the event no definite plans for the inner-belt are submitted by the State authorities prior to the next meeting.

With reference to land-bank legislation, discussed at previous meetings, Mr. Graham reported that he met with the Committee on Auditing State Needs, and the matter is held in abeyance at the present time. Mr. Murray, at this point, offered a few suggestions regarding this proposed legislation, and his remarks in part are submitted herewith:

"I think we should see if it is possible to step up the foreclosure of tax liens, particularly in any areas where we think there will be ultimate redevelopment. The Redevelopment Authority, in most cases, always pays at least for the assessed value of vacant land, and in a good many of these cases a parcel can be acquired for a $200. or $300. tax bill. However, if you wait for a long period of time before such properties can be disposed of, it may cost you

$1600. to $1800. for the same parcel. The Tax Bill Division has been doing a fine job. I am in touch with them at least twice a week. I remember back over a year ago there were several cases where buildings were not quite bad enough to demolish but, if we could foreclose the tax liens, the Law Department could give the word and the Building Department could go ahead and tear them down. They had a stenographic problem at that time but additional help, added since then, has improved the situation. I think it would make matters for the Redevelopment Authority more simple if they do not have to worry about appraisals. On this matter of land, I think the Coordinating Committee should take some action to see to it that, before any land is sold or before any of these tax liens are settled, the Planning Board or the Redevelopment Authority should be informed. The Whitney Street project is a good example. Another case to which I might refer concerned the razing of several buildings on Albany St. and the acquiring of title through the Land Court. One of the factory owners in the area wanted to buy the land. I wrote to the Chief engineer of the State Highway Department and he wrote back that the Commonwealth would need that land. I then wrote a memo to the Real Property Department and requested that they reserve the land for proposed highway use. In most of the cases which I have handled I have always checked with Kane Simonian, Donald Graham or Lloyd Sinclair to ascertain whether or not they contemplated using land for any purpose. I think there should be some formal policy adopted on that. We should set up a procedure for the Real Property Department and the Public Improvement Commission to supply information on proposals to the Planning Board and the Redevelopment Authority. Some plan should be worked out to control sales in the

Real Property Department." Mr. McCormick then remarked that the Planning Board was desirous of securing this information for the reason that some sales might be made for purposes that conflict with present zoning laws. Mr. Graham suggested that the best way to set up such a procedure is to request an amendment to the existing Planning Board Ordinance to cover not only capital improvements but the sale of land as well. The Chairman stated that he would take the matter up with Herman Carp of the Real Property Board before proceeding on the suggestion.

Mr. Graham submitted copies of the City's Application for Second Recertification of the Workable Program for Urban Renewal, dated Dec. 31, 1958." These were distributed for the information of committee members but did not include the exhibits which went along to the Housing and Home Finance Agency in New York with the original copy.

A discussion then ensued on the Governor's proposal to acquire the Bowdoin Street garage for a penal institution, which he withdrew at a meeting of the Governor's Council held yesterday. Members of this committee were recorded as being opposed to such a proposal for the two following reasons:

a) The loss of revenue through the sale of the property to a non-paying State institution

b) Its proximity to the new Government Centre now being planned. (The Planning Board mentions a Detention Centre near the Court House in its recommendations.)

Mr. Graham stated that his consultants were studying the entire matter at the present time and he could probably report on the results of this study at the next meeting.

The Chairman adjourned the meeting at 12:00 Noon.

Attest:
Lawrence W. Costello,
Secretary

URBAN RENEWAL COORDINATING COMMITTEE
February 5, 1959

A meeting of the Urban Renewal Coordinating Committee was held on Thursday, February 5, 1959, at the Planning Board Hearing Room, City Hall Annex, at 10:45 A.M.

Committee members present were the Chairman, Wm. Arthur Reilly; Commissioners Shea, Kelley, Cotter and Dr. Cauley; Joseph W. Lund, Chairman of the Boston Redevelopment Authority; Kane Simonian, Executive Director of the Boston Redevelopment Authority; Robert Morgan, Donald Graham, Paul Hines, Thomas J. McCormick and John A. Murray. Others present were James Crowley, Director of Tenant Relations at the Boston Housing Authority; Lloyd Sinclair, Boston Redevelopment Authority; Frank Gens, Health Department; James Haley, Division Engineer of the Survey Division, Public Works Department; Daniel Agnetta, Assistant to Mr. Murray and Frank Tracey of the Real Property Department. Due to another engagement, Thomas J. Hughes, the Building Commissioner, was unable to be present.

The reading of the minutes of the previous meeting was dispensed with, as each member had received a copy of same subsequent to the last meeting and, as no objections or dissensions were recorded, it was assumed that said minutes were automatically accepted.

The first subject on the agenda taken up for consideration concerned proposed land bank assembly legislation, reviewed at previous meetings. Mr. Graham reported that, as a result of a recent meeting of a sub-committee of the Committee on Auditing State Needs, it was considered advisable to have an extensive study made in order to frame up the type of concrete

legislation required. He claimed that the City would not have sufficient time to devote to a study of this character because of its scope and the various factors involved but pointed out, however, that we do have the resources and talent in the community to make an extensive study, not only on this matter but other matters under Administration Grants, and suggested that Boston College, which institution has been much interested in Boston problems, be considered.

At the invitation of Mr. Graham, a Mr. Lynch of Boston College appeared before the Committee and summarized briefly the purposes and aims of such studies and the manner in which costs would be absorbed. He explained that Administration Grants work in the same manner as any Renewal Grants, namely, that the local authority provides one third of the cost while the federal government provides the balance of two thirds. He pointed out that the City's contribution toward such a study would not necessarily require a cash outlay if it could make office space and some clerical assistance available in lieu thereof. He claimed that there are many subjects which the Urban Renewal people should inaugurate, such as the economic feasibility of rehabilitation in a particular area -- would the cost of renewal be justified? -- could an owner of property raise his rent high enough so that re-use of the property could pay for it? -- are financing resources available in the community because of the known fact that banks are reluctant to give mortgages on properties that require renewal?, etc.

Mr. Graham maintained that the best way to handle any matters of this nature was to secure the money from the federal government through an Administration Grant. He stated that Planning Board studies on rehabilitation have been limited to small areas in various districts, but the entire question

of rehabilitation is more serious and should be given an over-all study as it pertains to the entire City. He claimed that the City is a long way from even considering the submission of an application to secure money for rehabilitation from the federal government, and the sooner we have a study conducted and completed, the sooner would we be prepared to submit an intelligent and accurate picture of the situation. The Chairman suggested, at the conclusion of the discussion, that Mr. Graham and Mr. Lynch get together and formalize a program for consideration by the Committee. To prove the need for this type of Grant, Paul Hines remarked that after talking with two bank officials in Charlestown early in the week, they informed him that they would not lend a dollar for rehabilitation in the Charlestown area.

Mr. McCormick then submitted a brief Progress Report on the Mt. Bowdoin-Codman Improvement Area and included in his remarks a short reference to a new area, namely, the Blue Hill-Greenwood Avenue area, upon which work is to be initiated in the immediate future. The important phases of his remarks are recorded herewith:

"The last two meetings in the Mt. Bowdoin-Codman area were very good. We held our last meeting on Monday evening last, which was attended by a little over 50 people. We had Arthur O'Keefe and Dan Byrne address the group. Arthur O'Keefe gave a talk on Park Department problems and the magnitude of Park Department operations. He apparently scared the group from asking any ticklish or catchy questions. Code inspections have been completed in the area and we are now totalling the results for our information and further action. As I stated at a previous meeting, the

Citizens' Committees have filed a petition to change the zone in the middle of Washington Street from local business to residential use but, as it turned out, this very area has already been marked out on the zoning maps to be changed to residential use. We still have a few matters to be straightened out in this area, to which I made reference at the last meeting. There are about thirty things that should be done." The Chairman suggested that Mr. McCormick bring a list of the items to the next meeting so that a little pressure might be exerted in the right direction if necessary.

Mr. McCormick, continuing, stated in part, "This Committee has approved a second area, namely, the Blue Hill-Greenwood area. I believe it was understood that we would not do anything about citizenship organization in this particular area until such time as the City's plans for improvements are completed. It is less than three quarters of the size of the Mt. Bowdoin area, has 3500 dwellings with about 45% owner occupied. We are going ahead with Code enforcement and I believe the letters sent out in the Mt. Bowdoin area will be appropriate to send out here. We have about 1,000 copies left. Ed Morgan tells me that he is seven men short at the present time and they won't be back for a couple of weeks." Referring back to the Mt. Bowdoin area, he stated, "I will get in touch with the Public Works Commissioner in regard to advertising for contracts for street construction. Publicity regarding improvements has been in local papers and it has had a very good effect."

Mr. Kelley, the Park Commissioner, requested a copy of the list of streets to be constructed, in order that he might make plans for tree planting in conjunction with street construction. He pointed out that this was important as it was his preference to plant trees on a uniform basis.

The Chairman suggested that pictures be taken of these various streets before and after construction, as it was his opinion that this is the type of publicity that really counts, especially when another area is being considered for renewal. Mr. McCormick claimed that although there was nothing significant in the area that might be used for publicity purposes, nevertheless, he would be happy to comply with the suggestion.

Kane Simonian then submitted reports on Redevelopment Projects, as follows:

"The West End development has been progressing most satisfactorily, both in demolition and re-location. The F.H.A. has given final approval to the feasibility of mortgaging for redevelopment, which is a step forward. We hoped to have the section ready for construction by March 1st, but it wont be. The hardest problem is re-locating some of the people. In the Charlesbank area there are only 21 families left out of 106 but to secure equal housing in other areas for the rents they have been accustomed to paying is a difficult job. For the entire area, 65% have been re-located. The people in Washington have been amazed that re-location moved so fast. In view of the fact that we pay moving expenses, a great number of the families have re-located themselves without any assistance from us.

"The New York Streets area is still in the same status quo. I understand that the Graybar Electric Company is going to erect a substantial building in the area.

"The Whitney Street Project is before the Council. On February 13th the Council Committee is scheduling one or two hearings on it.

"Regarding the Mattapan Project, the government told us frankly that they do not like it and they hoped that we would drop it. Two new groups,

however, have indicated an interest in the project, provided the City will do the site clearance and add some improvements. We might have something further to report at the next meeting.

"Roxbury Projects -- I would like to have Lloyd Sinclair or someone else discuss these projects, as I am not too familiar with the present situation."

Regarding the appointment of a Community Organizer, Mr. Sinclair reported that six persons were interviewed, limiting the search to the City of Boston. However, five of those interviewed, who appeared to be qualified, are at present serving the City under the Urban Renewal Program and it was believed that they could serve the City better in the positions they now hold than by transferring to the proposed position of Community Organizer. Mr. Sinclair expressed the opinion that we might have to go outside of the City to secure a qualified man and that it might take another month or more before he is appointed.

John Murray then submitted the following report:

"There is not too much to report at the present time. I sent a list to the printer yesterday of all buildings that have been demolished to date. I should have it within the next ten days and I will see that members of this Committee get copies. On the matter of ferry slips that were proposed for demolition under Chapter 91, the City Auditor feels that the City's share of the cost of that work should come out of the Public Works Department budget rather than out of the Demolition budget. I just wont be able to do anything about tearing down these slips. Fire Code hearings have slowed us up quite a bit because some of the people working on demolition have been attending these hearings. Also, those inspections that are being made as a

result of the school fire in Chicago are still taking a lot of time of the people who were working on demolition. I hope next month will be better than the past month insofar as production is concerned."

Paul Hines then submitted reports on the rehabilitation work and his remarks, in part, follow herewith:

"We had the Harbor Police make a study for us which indicated that within the period of one and one half years we have brought about twenty distinct improvements, thanks to the Public Works, Police, Fire and Building Departments. Bob Shea has filed a petition to have the Public Waterways Division of the State share one half the cost of removing abandoned piers. (John Murray, at this point, stated that the estimated cost of removing the two piers would be $20,000.)

"We had a meeting of the Charlestown Committee the night before last, at which Joe Lund gave an excellent exposition of what is going on. I had six individuals into the Mayor's Office last week who were interested in acquiring land for development to erect warehouses and other structures. The Mayor satisfied them as to taxes and I have high hopes that one of the biggest pieces of land we have in the city will be renewed.

"We are having a meeting of the Hyde Park Committee a week from today. I think we are in pretty good shape.

"Regarding the South End area, we had the Mayor agree to turn over School Department land, which will be available shortly to the Park Department for a much needed playground and, if the Planning Board recommends it, we will be glad to go ahead.

"I met with the Chairman of the Chamber of Commerce Anti-Litter

Campaign and they are planning, in conjunction with the City, to start a three-month Anti-litter Campaign beginning April 1st. I understand Bob Shea has acquired a couple of new street sweepers and 100 new refuse boxes, which indicates a good start in the right direction."

The Chairman then made reference to a recent Finance Commission Report with respect to the financing of urban redevelopment. This report pointed out that heretofore redevelopment has meant a contribution by the City of only one third of the net cost and it has also meant a continuous financial control by the federal government, since the government supplied two thirds of the cost. However, under the new concept of redevelopment, as illustrated in the currently discussed Roxbury Project and the Government Centre Project, the City will advance all the funds for acquisition, demolition and preparation of the areas involved. As a result of this new concept, the Finance Commission pointed out that the customary budgetary and auditing controls, heretofore supplied by the federal government, will be absent and recommended that arrangements be made to cover this important phase of operations. Mr. Lund and Mr. Simonian of the Redevelopment Authority agreed that the City Auditor should handle this function and expressed the belief that this would not interfere with present progress; as a matter of fact, they are anxious to have the City Auditor perform this particular work.

Referring to the Roxbury Projects, Mr. Graham stated, in part:

"The Planning Board asked me to write a letter to the Redevelopment Authority to the effect that within the renewal area of Roxbury, from Dudley Street to Franklin Park, we have now reached the point where we should recognize the Redevelopment Authority as a central agency and that all matters in this area should be referred to them. We are prepared to suggest

that anything dealing with the Roxbury Renewal Area be channelled through the Redevelopment Authority.

"On the citizen level we have made progress. We should have community matters channelled through someone in the community. An Urban Renewal Committee is being proposed in the area, consisting of various City agencies, such as the Roxbury Chamber of Commerce and other neighborhood organizations, with Frank Harrington being proposed as chairman. This is a specific example of Paul Hines' work. We hope that it will be a very effective Urban Renewal Committee. I suggest that this Committee endorse this proposal."

Upon motion by the Chairman and seconded by Paul Hines, it was voted unanimously.

THE VOTE -- To recognize the establishment of the Urban Renewal Committee being organized in the Roxbury Renewal Area (between Dudley Street and Franklin Park) and to request the Redevelopment Authority to transact any official business pertaining to this area through said Committee.

Lloyd Sinclair then submitted a report on the Roxbury projects as follows:

"Regarding the summary of projects existing and proposed which I was to bring to the meeting today, I regret that I don't have a final or complete list at the present time. As a matter of fact, I have a list now consisting of some 100 private and public proposals. I am going to add to this list other proposals that Colonel Hines will submit. This involves every district in the City. The catalogue will contain both private and public proposals when we secure additional information from Colonel Hines. At the

next meeting I should have the list ready for distribution. There is some over-lapping of areas at the present but we hope to straighten out the situation before the next meeting.

"On the Roxbury projects, I would like to recommend that for the next Coordinating Committee meeting perhaps a formal presentation and review of the Roxbury renewal areas should be made. The reason I make the suggestion is that I will be in a better position to report on what progress has been made and, by that time, a survey and planning application will be definitely settled for the two areas. It will require a new map and a complete formal presentation of progress. We have been speaking about five different projects in the Roxbury area. One is Washington Park and another is the Roxbury Renewal Area. These are the two areas for which survey and planning applications are being prepared by the Redevelopment Authority. Washington Park lies within the Roxbury Renewal Area. These are the two I would like to formally present at the next meeting. The third project is Whitney Street. The fourth, which is not actually a project, consists of studies of the Parker Hill Area in general but, nevertheless, it is an indication of something going on in Roxbury. The fifth is the lower Roxbury area. There remains on the agenda Item B, the Elm Hill-Grove Hall Project. This was a proposal at one time but never acted upon officially. It was referred to in the newspapers editorially but the project was dropped. If we were to list the five projects in the Roxbury area we would include:

1. Washington Park Renewal Area
2. Roxbury Renewal Area
3. Whitney Street Redevelopment Area
4. Studies on the Parker Hill Area
5. Studies on the Lower Roxbury Area.

I think this list would complete the entire Roxbury development. Talking in terms of survey and planning applications for the smaller projects, the dead line for the Redevelopment Authority to receive these applications is next week. We should anticipate, depending upon other projects pending before the City Council, that these two applications should be submitted to the City Council in March at the latest.

"At the present time, the United States Congress is reviewing the Housing Bill and it looks rather encouraging at the moment. Perhaps Federal aid will be forthcoming and larger projects might be accepted in terms of their cost."

Regarding our 1,000 acre proposal in Roxbury, Mr. Graham pointed out that if any comments were made to the effect that this project was too big, it would be advisable to make reference to a recent Federal Grant in the amount of $32,000,000. to the City of Chicago for a much larger area.

Mr. Morgan inquired as to the exact priority of programs at the present time and it was brought out that there are only three upon which we are actually moving forward at the present time, in the following order:

1. Roxbury Renewal Area
2. South End Area
3. Parker Hill Area

Regarding the first two areas, Mr. Graham stated that the Planning Board is desirous of holding all land acquired until such time as more definite plans have been formulated. Frank Tracey of the Real Property Department reported that his department complies with Planning Board requests to hold up the sale of any properties under their control.

A general discussion then ensued on the control of sales of City-owned land or properties. Mr. Morgan inquired as to what disposition was made

of the Fire Station at the Neponset Circle, and Frank Tracey replied that his information was that it is in the process of being transferred to the Real Property Department for sale and that notice was received from the Planning Board that it had no contemplated use for it.

The above discussion was initiated by the Chairman, who referred to a letter addressed to John Murray by Thomas McCormick regarding a possible amendment to the mandatory referral clause in Section 4, Chapter 4 of the Ordinances of 1952. The referral in the Ordinance concerns "Capital Improvements" only and it was the desire of the Planning Board to include "Proposed Sale of City Land" so that they would be aware at all times of any proposed sales which might conflict with future planning. John Murray, commenting on the subject, stated "I think that the Chairman could, by directive, accomplish the same result without amending the Ordinance. I don't think an amendment to the Ordinance is needed in this case." Kane Simonian believed that if any amendment were proposed, it should be applied to the Real Property Board legislation, but Mr. Graham pointed out that the problem does not only lie with the Real Property Board but with other departments as well. Mr. Kelley, the Park Commissioner, pointed out that the sale of certain lands or properties sometimes originates in the Legislature and when the legislative Act is enacted, it is generally referred to the City department concerned for approval, after which time it goes to the Mayor and then to the City Council for final approval.

After further discussion on various other factors involved, such as zoning control, it was the consensus that a proposed amendment to existing legislation or ordinances might delay definite action for many months and it

was recommended that some administrative procedural process be adopted or substituted to expedite immediate and future plans more efficiently than at present.

A brief discussion was then held on the Sparkman Bill and it was the consensus that it would be most helpful to Boston when and if enacted. Mr. Graham stated that one of the provisions of the Bill provides for federal credit for any public improvements undertaken in five years prior to approval by the Urban Renewal Authority. Mr. Morgan stated that this Bill would only earmark money for future spending, but that no money would be available in the immediate future.

Mr. Graham reported that he talked with the State authorities regarding a feasibility study for the Lower Roxbury Area and was informed that there is no possibility of this being done. He also checked with the Bureau of Public Roads and they pointed out to him that when the Inner Belt Plan has been approved, feasibility studies would be unnecessary.

The Chairman adjourned the meeting at 11:45 A.M.

Attest:

L. W. Costello

Lawrence W. Costello,
Secretary.

URBAN RENEWAL COORDINATING COMMITTEE
March 5, 1959

A meeting of the Urban Renewal Coordinating Committee was held on Thursday, March 5, 1959, at the Planning Board Hearing Room, City Hall Annex, at 11:00 A.M.

Committee members present were the Chairman, Wm. Arthur Reilly, Donald Graham, Paul Hines, Thomas J. Hughes, Joseph W. Lund, Thomas J. McCormick, John A. Murray, Kane Simonian and T. Joseph O'Connor, the newly appointed Fire Commissioner. Committee members Dr. Cauley, Robert P. Shea, Frank R. Kelley and Robert M. Morgan were unable to be present because of other commitments.

Others present included Frank Gens, Health Department; James Crowley, Director of Tenant Relations at the Boston Housing Authority; Daniel Agnetta, Assistant to Mr. Murray, and Edmund J. Morgan, Chief Building Inspector.

The reading of the minutes of the previous meeting was dispensed with, as each member had received a copy of same subsequent to the last meeting and, as no objections or dissensions were raised, it was assumed that said minutes were accepted automatically.

As the Chairman was obliged to report to the Mayor's Office for a brief period, Mr. Paul Hines opened the meeting in his absence by welcoming the newly appointed Fire Commissioner, T. Joseph O'Connor, as a member of the Committee and expressing the regrets of the Committee on the untimely death of Francis X. Cotter on February 26th.

Mr. Hines congratulated Mr. Lund and Mr. Graham on their fine presentation on Urban Renewal activities in Boston, which was the main

subject of discussion at the Boston College Seminar, held on Tuesday March 3rd. He stated that both Committee members reflected credit, not only on themselves but on the City, and their individual talks contributed much to impress upon the business men of the city the importance of Urban Renewal.

The Chairman returned from the Mayor's Office at this point and requested Progress Reports from Mr. McCormick on the Mt. Bowdoin-Codman Improvement Area and the Blue Hill-Greenwood Area.

Reporting first on the Blue Hill-Greenwood Area, Mr. McCormick stated that code inspections were initiated in this area on February 2nd, but he had no sooner started on this work when the Building Department was obliged to take their men from this project and assign them to other duties.

Mr. Hughes, the Building Commissioner, claimed that he had no other alternative because of the great number of court cases that are being processed through his department, the continuation of the School Inspection Program and the tremendous amount of work entailed in following up demolition cases. He stated further: "We definitely need more men in the Building Department. I don't see how we can cooperate any longer in this Dorchester area, due to the lack of inspectors. The recommendation of this Committee to assign a man from the Law Department to the Building Department was turned down by Mr. Baxter, probably for the reason that he lost four or five men the latter part of last year and they have not been replaced. We have a total of 26 inspectors and this number is insufficient to handle our routine work. We lost three temporary inspectors and, even if they were replaced, I would have to hesitate before deciding to send them to the Dorchester area. I believe that if a lawyer were assigned to the department he would

save 50% of the time expended by inspectors in processing legal documents. I recommend that we put on an additional six men, if possible."

The Chairman stated that, although Mr. Hughes' request for additional help appears worthy of consideration, nevertheless, because of our "White Paper Agreement" to reduce permanent employees and temporary employee appropriations, it is not possible at this time to consider his request favorably. Under the circumstances, he recommended that the Blue Hill-Greenwood area inspections be suspended temporarily until such time as it is possible either to assign present inspectors to the area or to consider favorably the hiring of additional help.

Mr. McCormick then submitted a report on the Mt. Bowdoin-Codman Improvement Area as follows: "We are practically finished in this area insofar as inspections are concerned except for some processing of cases. I was not able to get a final report ready but will prepare it shortly and forward copies to the members of this Committee. At the last meeting I spoke about the Citizens' Committee being disturbed over some of the special complaints that were not taken care of. I have five or six matters here that have been pending for six months, and I think it was the consensus of Committee members to see what could be done in the way of action." At this point, Mr. McCormick referred to the more important complaints to which he was making reference, namely,

1) Dilapidated garages at 177 to 179 Bowdoin Street. (Ed Morgan, Chief Building Inspector, claimed that he has been experiencing some difficulty in establishing ownership of this property and, until this has been resolved, there is not much that can be done.)

2) Norfolk Hall, 326 Washington Street -- dilapidated building, not being used, windows broken -- believes owner has influence with somebody. (Ed Morgan

claimed he went all through the building -- windows were not broken upon his last visit -- strictly a housekeeping job, as structure in itself is all right--old brick siding on the building unsightly but now reaching the point where water and frost are getting behind it and destroying the outer layer.)

3) 305 Washington Street -- building previously used as a theatre but now being used as a wholesale grocery house -- old marquee has not been removed. (Ed Morgan to check on this.)

4) Property at the corner of Erie and Greenwood Streets, occupied by the Eagle Electric Co. -- dilapidated building -- owner has already been brought to court. (Ed Morgan reported that the building is over 70 years old and a quantity of old motors are stored here -- owner promised last Christmas that he would vacate the premises and agreed to raze the building. Ed Morgan agreed to contact the owner today and would endeavor to straighten out the matter.)

Mr. McCormick concluded his remarks by stating that the Citizens' Committee, although small, is still operating. At last Monday's meeting, two of the Committee members agreed to canvass the merchants in the area to seek their cooperation in setting up litter cans, and two other Committee members agreed to distribute flyers concerning trees that might be proposed for the various streets. He pointed out that unless the City does its part in straightening out some of the complaints to which he referred, we could not expect full cooperation from the Citizens' group; as a matter of fact, out of an original committee of some 200, only 42 appeared at the last meeting and he was fearful that, unless definite action was taken by City officials at an early date, there is a possibility of the Citizens' Committee disintegrating.

The Chairman requested the immediate cooperation of all departments involved and stressed the importance of cleaning up this situation as soon as possible. He pointed out that the cooperation of City officials in

this area would contribute much to the entire picture and, as we move from one area to another, we will have some definite facts and improvements upon which to base our requests for citizen participation and cooperation in the future.

Regarding Redevelopment Authority progress, Mr. Lund pointed out that the greater part of this report was contained in the newspapers as a result of the Boston College Seminar discussions, held on Tuesday last. The Chairman then congratulated Mr. Lund upon his Seminar presentation and thanked him on behalf of the Committee for his mention and kindly reference to the functions of this Committee.

Mr. Lund then directed the Committee's attention to the two proposals before the City Council at the present time, namely, the Whitney Street Project and the Roxbury Renewal Project. He stated that the Redevelopment Authority was frustrated at the moment, until the Council acts. He then displayed a copy of a pamphlet issued by the City of Cambridge containing a list of many home repairs that can be made without anticipating increased assessments. It was the consensus that a similar pamphlet or bulletin should be issued by the City of Boston to encourage maintainance and repairs on dwellings throughout the City, provided the Assessor and the Mayor agree upon some specific formula. It was brought out that the Mayor issued a statement last year to the effect that repairs would not be taxed, but no specific or definite items were listed. Mr. Lund stated that he talked with Mr. Park, Executive Director of the Assessing Department, regarding the matter and he agreed to compile a list, with Mr. Barnard's approval, of normal maintenance and repair jobs that would be exempt from taxation.

When this list has been compiled, it was Mr. Lund's suggestion that it be presented before this Committee for discussion and deliberation before final conclusions are drawn and prior to the issuance of a pamphlet or bulletin for general distribution.

Mr. Murray had nothing unusual to report on the Demolition Program and stated that it has been progressing fairly well since our last meeting.

Mr. Hines submitted the following report on the Rehabilitation and Conservation Committees that are operating throughout the City:

"The Parker Hill Commission has been working on a proposal to erect a Lodge Guest House in the area -- the hospitals and medical schools in the area of the Fenway have formed a partnership to hire an expert consultant firm to make a long-range study of the area for possible future expansion.

"The North End Committee is in need of a little money for planning. Stanley Parker would like about $1000. from the City or from some other source to initiate planning for the area. Howard Kellett ~~Kelliher~~ of the Old North Church offered $1000. for this work but the offer was withdrawn when opposition was registered by church members. The Committee is endeavoring to up the standard of sanitation down there.

"The Hyde Park Committee had a very constructive meeting recently and they are getting ready to do a good job in the spring.

"The Jamaica Plain Committee, one of these days, will be coming up with a recommendation or suggestion for a renewal area in their district.

"The Charlestown Committee is having a meeting on the tenth, and I

fear they may break up. For five years these people have been working on residents of the district to fix up their properties, but the banks won't lend the money for necessary repairs. If they could get the nine-acre plot cleared, to which I made reference at a previous meeting, and get some duplex housing in there, it might improve the situation and accelerate interest."

At this point, Ed Morgan reported that the Public Improvement Commission was holding a hearing on Wednesday next on a School Department recommendation for the erection of three new schools in the area but that the Planning Board would recommend two rather than three schools. He believed that it might be possible to have a school site included for the area to which Mr. Hines referred. He expressed the opinion that if we could get some interest in off-street parking and commercial development in the Charlestown area, it might be a starting point for future development.

Paul Hines, continuing his report, stated:

"John Murray and I met with the Real Property Board, following our last meeting, regarding the control of burning at the New Haven piers. We also had a meeting with Bob Shea, who very kindly offered to provide manpower and a bull dozer and, with the cooperation of the Fire Department, we have been endeavoring to get rid of the mess. (John Murray stated that he talked recently with Capt. Clark of the Coast Guard, who stated that his organization was interested in eliminating burning on the piers and suggested that Mr. Hines contact him and secure the cooperation of the Coast Guard in the matter.)

"The Back Bay - Beacon Hill Committee has appointed a sub-committee that will call on neighbors on the West End side of Beacon Hill for a Clean Up-Paint Up Campaign.

"The South End Committee met last week. They are all pepped up over the prospects of getting Girls' High School razed and utilizing the vacant land for a playground. However, I learned from Charles Callanan of the School Buildings Department that he has failed to include in his 1959 budget the cost of demolition, which will be around $40,000., although the Mayor and the Planning Board are desirous of going ahead with this proposal.

"On the North End Park piers, they are still going ahead with the work and, by the spring, it ought to be finished."

Housing for the aged was then brought up for discussion, and Mr. Simonian pointed out that recent publicity on the matter was initiated by the Boston Housing Authority, under whose jurisdiction such housing would be considered. The Cardinal's proposal for Housing for the Aged would come under F.H.A. provisions. In view of the absence of Lloyd Sinclair, progress on the appointment of a community organizer and a summary of projects existing and proposed were put over until the next meeting. Mr. Simonian reported that a summary of existing and proposed projects has been compiled and copies of same would be distributed to members at the next meeting.

A possible " Demonstration Study" by Boston College, taken up at the previous meeting, was also suspended until the next meeting.

Reporting on the adoption of an administrative procedural process in controlling the sale of City land, the Chairman confessed that he was delinquent in this matter but would work something out prior to the next meeting. Mr. Graham stressed the importance of adopting a procedure at an early date, not only to control the sale and use of land in certain areas, but to minimize the possibilities of disposing of land for purposes which would conflict with Urban Renewal planning. He mentioned an instance that

occurred only yesterday, when a man interested in erecting a garage facility on Washington Street, near Townsend Street (a renewal area), called on him, at the suggestion of the Real Property Board, to secure permission for the erection of this facility. The property consisted of three parcels, but he was obliged to inform the man that it was the consensus of the Planning Board and this Committee to hold up the sale of any land in this Washington Street area until such time as definite action has been taken on the Roxbury Renewal Area proposal.

In view of the fact that land and property takings by the Real Property Board are not reported to the Planning Board until supplementary lists are compiled, it was recommended, as part of the administrative procedural process, that the Planning Board be notified as soon as the Real Property Board acquires any land or properties. Although the Planning Board has a list of properties and land under the control of the Real Property Board, they are unaware of additional acquisitions until new supplementary lists are prepared.

It was Kane Simonian's contention that, although the list of properties under the control of the Real Property Board was important, it is, nevertheless, more important to have a study made of some of the City's and State's existing properties that could be disposed of at a real profit, and present operations transferred to a more suitable location. He maintained that the profits realized would more than offset the cost of new facilities, and new facilities could be established in more sensible and logical locations. For examples, he mentioned the Police Garage on India Street; the School Department warehouse on Brookline Avenue; the Armory at Arlington Street in back

of the Statler; (the Chairman claimed that Boston University was interested in the Armory property at the present time) unused land owned by the M. T. A. especially at Field's Corner and at Albany Street which has outlived its use. (Paul Hines stated that Ed Dana of the M. T. A. informed him that the M. T. A. was initiating a study of land which they do not need.)

Mr. Simonian maintained that if a thorough study was made, it would be recommended that many of our present facilities should be located elsewhere and there would be a great demand from the real estate interests and revenue producing organizations to locate in the areas vacated, with the City being the beneficiary on all sides, namely:

a) Profit from the sale of existing locations that would more than pay for erection of new facilities

b) The re-location of present facilities to more suitable areas

c) The replacement of non-paying structures with revenue producing properties.

In connection with the sale of City land, Mr. O'Connor reported on a proposal made to the Public Improvement Commission by Meredith & Grew on behalf of the Travelers Insurance Co. to discontinue 340 ft. of Hartford Street, now used as a public way, for which an offer of $105,000. was made. It is the purpose of the petitioner to beautify and landscape the area in question, with a limited section being reserved for executive parking. It was Mr. O'Connor's belief that the acceptance of this proposal by the City would be a good thing, but there appears to be some opposition by his department for the reason that a Fire Station, abutting the land, requires the use of a section of the land in the rear of the Fire Station to back out its apparatus. He admitted that he has not had an opportunity to look into the situation insofar as the Fire Department is concerned but will do so at the earliest opportunity.

with a view to the possible solving of the problem. It was suggested that the Travelers Insurance Co. be approached on the possibility of purchasing the Fire Station and locating the station in some other area. This suggestion was in line with Mr. Simonian's thinking, namely, that the land where the Fire Station is presently located is more valuable for other purposes than that for which it is presently being used.

The Chairman adjourned the meeting at 12:15 P.M.

Attest:

L. W. Costello

Lawrence W. Costello,
Secretary.

3/2/59

PRESS RELEASE

Mayor John B. Hynes announced today that he had submitted to the City Council two applications for planning advances to obtain funds from the Federal Government for planning studies and surveys of two urban renewal project areas in Roxbury.

The two areas for which planning funds are requested are as follows:

1. Dudley Street, Warren Street, Townsend Street and Washington Street; approximately 186 acres; The application requests $150,000 to pay for the survey and plans in preparation for the rehabilitation of the area. Present estimates of the project costs is $4,600,000 approximately, toward which the Federal Government is expected to make a Capital Grant allocation of $2,600,000;

2. The area bounded by Dudley Street, New York, New Haven & Hartford railroad tracks, Midland Division, Geneva Avenue, Columbia Road, Seaver Street and Washington Street. This area contains approximately 1000 acres. The planning advances requested is $295,000. Presently estimated project costs amount to $24,000,000. A Capital Grant Reservation from the Federal Government is requested in the amount of approximately $13,600,000.

Mayor Hynes pointed out that the project boundaries of the smaller area are also included in the application for the larger area, because due to the cut-back in the Federal Program last year when the Omnibus Housing Bill was vetoed, Boston is entitled to only sufficient allocation at this time to carry out the smaller project.

However, the current urban renewal bill now pending before Congress is expected to be enacted and will provide sufficient funds for Boston to undertake the larger project, in which case the smaller project area will be absorbed in the larger one; while at the present time Boston will not lose any time in taking advantage of the Federal funds now available.

The significance of these two proposed projects, Mayor Hynes explained, is the fact that approximately 80% of the structures in the project area will be salvaged

through rehabilitation; whereas only 20% will be cleared because of dilapidation or other reasons. Throughout the entire area the city's physical plant in streets, utilities, playgrounds, schools, etc., is deteriorating and obsolete. Under the Federal program, when the project is carried out new community facilities and site improvements will be installed in the areas as an incentive for the private owners to rehabilitate their own structures.

The cost of these site improvements and community facilities become eligible project expenditures under the Federal procedures, which means that Boston will be renewing its physical plant in that area at 1/3 of the cost, with the Federal Government paying 2/3's of the cost. Inasmuch as the Capital Improvement Program for the City has scheduled the replacement and renewal of these improvements in the near future, the city would be spending its own money to install them. As part of an urban renewal project, these expenditures become eligible for Federal financial assistance to the extent of 2/3's of the cost.

Mayor Hynes emphasized that this is an unequalled opportunity for Boston to provide these improvements and facilities at one-third of the cost, while at the same time rehabilitating and salvaging a large section of the City of Boston.

Mayor Hynes stated that present estimates by the Redevelopment Authority have indicated that Boston's 1/3 share of these projects will be more than provided by the site improvements and facilities and that therefore no cash contribution toward the project expenditures is necessary. In fact, Mayor Hynes added, there will be a substantial credit toward future projects because the provision of the required improvements and facilities will exceed Boston's 1/3 share of the project cost.

In these situations cities are allowed credit toward future projects under Federal procedures.

The most important aspect of the proposed projects, according to Mayor Hynes, is the fact that there will be a relatively minor relocation problem involved, since most structures will be salvaged and not demolished. Of even more importance is the fact that through the rehabilitation technique, it will be possible to restore to decent standards thousands of dwelling units in the city which can be rented within the means of the large preponderance of families. Entire neighborhoods will be restored and stabilized and the deterioration which is going on now will be halted and the spread of blight to adjacent areas will be checked.

Mayor Hynes cautioned that in spite of the great anticipated benefits from the proposed rehabilitation and financial advantage to the city in its capital improvements, it can only be accomplished in the rehabilitation technique by the cooperation and wholehearted support of civic and social groups in the project areas.

Mayor Hynes praised the leadership and civic organization groups in the Roxbury area who have not only demonstrated their support and interest but have pledged their continued support in the future.

end

Boston Redevelopment Authority
73 Tremont Street, Boston

PASS THE WORD ALONG IN YOUR NEIGHBORHOOD

You can help to preserve your own security and home investment, and at the same time improve your neighborhood by telling your friends and neighbors they can improve their homes without increasing their assessed valuation. Many of them may be putting off needed repairs and maintenance because they fear assessment increases. If you explain the facts, they will be anxious to improve their homes and thereby improve the appearance of the entire neighborhood.

Prepared by the

CITY OF CAMBRIDGE

Thomas M. McNamara, Mayor
John J. Curry, City Manager

in cooperation with

CAMBRIDGE BOARD OF ASSESSORS

Thomas F. Gibson
Joseph Guiney
C. Brendan Noonan

for

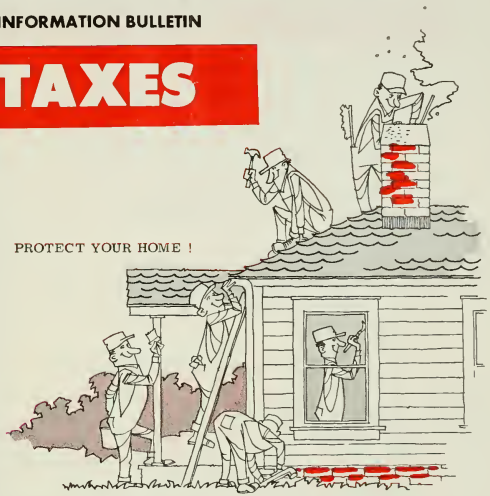
Citizens Advisory Committee For Cambridge
Cambridge Chamber of Commerce
Cambridge Redevelopment Authority
Cambridge Council of Neighborhood Associations

(This material inspired by
a Detroit City Plan Commission pamphlet)

NEIGHBORHOOD CONSERVATION

INFORMATION BULLETIN

TAXES



HOME MAINTENANCE DOES NOT INCREASE YOUR TAXES

MANY HOME REPAIRS CAN BE MADE
WITHOUT INCREASING TAXES

Many normal maintenance and repair jobs which you want to do on your property may be done without increasing your taxes.

HERE ARE SOME OF THESE NORMAL MAINTENANCE AND REPAIR JOBS:

*Repointing, repairing and replacing existing masonry
*Replacing plumbing and light fixtures (if not part of complete mordernization)
*Wiring modernization
*Added electrical outlets
*Outdoor electric cable and outdoor lights
*New fences
*Lawns and landscaping
*Lawn sprinkler systems
*New Roof
*New furnace replacing worn out furnace of same kind
*Outside and inside painting
*Plaster repairs
*Redecorating
*Repairing and replacing porches and steps
*Asphalt, asbestos, or aluminum siding placed over existing siding
*New kitchen cabinets, cupboards, and counters
*Added closets and other built-ins
*New ceilings
*New wall surfacing
*Insulation, weather stripping, storm windows and doors
*Exterior awnings
*Repairing or replacing sidewalks or drives
*Automatic hot water
*Remove unused porch and dated exterior trim
*Add or replace gutter downspouts
*Put numbers on houses
*Added light near house number
*Replace dilapidated sheds and garages with rear lot parking area
*Pave rear lot parking area (500 feet or less)
*Add built-in vent fans

You may want to make more extensive improvements even though they result in a slight increase in your assessment. The following kind of improvements could bring a higher assessment:

*Change from single-family to multiple-family use
*New basement replacing no basement or part of basement
*Added rumpus room
*New rooms finished in attic
*Any change resulting in larger building
*Complete modernization and conversions
*Forced air, automatic heating plant replacing stove or hot air gravity
Extra bedroom, bathroom, fireplace or porches where none existed

POLICY OF CAMBRIDGE ASSESSORS

It is the policy of the Cambridge Board of Assessors to encourage improvements in property (involving normal maintenance and repairs including reroofing and painting) without penalty or increase in assessed valuation. While items listed in this bulletin fall within the scope of normal maintenance and repairs, the policy of no assessment increase cannot apply when items on this list are grouped so that the total changes in property result in a substantial increase in the value of that property.

However, the Board of Assessors must, under the law, place a fair cash value on all real estate annually whether improvements have or have not been made.

URBAN RENEWAL COORDINATING COMMITTEE

APRIL 2, 1959

A meeting of the Urban Renewal Coordinating Committee was held on Thursday, April 2, 1959, at the Planning Board Hearing Room, City Hall Annex, at 10:30 A.M.

Committee members present were the Chairman, Wm. Arthur Reilly, Paul H. Hines, Thomas J. Hughes, Thomas E. McCormick and Kane Simonian. Others present were Dr. George Kahn, representing Dr. John H. Cauley; Frank Gens, Health Department; Lloyd Sinclair, Boston Redevelopment Authority; Charles Johnson, Law Department; Edmund Morgan, Building Department; James Crowley, Boston Housing Authority and Daniel Agnetta, assistant to John Murray, Director of Demolition.

Due to other engagements, the following Committee members were unable to be present:
Donald M. Graham, Robert P. Shea, Frank R. Kelley, Joseph W. Lund, Robert M. Morgan, John A. Murray and Timothy J. O'Connor.

The reading of the minutes of the previous meeting was dispensed with, as each member had received a copy of same subsequent to the last meeting and, as no objections or dissensions were raised, it was assumed that said minutes were accepted automatically.

The Chairman opened the meeting by referring to two reports on Renewal activity in the Mt. Bowdoin-Codman area of Dorchester, one of which was compiled by Thomas E. McCormick and forwarded to Committee members, and another which was a revised copy of Mr. McCormick's report compiled by the Chairman, a copy of which was distributed at this

meeting. The Chairman explained that there was some misunderstanding as to who would compile and distribute the report, thereby resulting in the issuance of two reports on the same subject.

At this point, Kane Simonian referred to a meeting he attended recently of the Chamber of Commerce Renewal Committee and, after describing in detail adverse criticism which was directed at City officials from one individual connected with this organization regarding our operations in the Mt. Bowdoin - Codman area, he made a motion, which was seconded by Paul Hines, to distribute copies of this report to all members of the Chamber of Commerce Renewal Committee for their perusal. The motion was carried unanimously. Mr. Simonian is to supply the names of the Committee members to the secretary, after which time the Chairman will compose a letter to be sent along with the report apprising the Chamber of Commerce Committee members of the fact that the Planning Board undertook this work on a voluntary basis, going into a field for which it was not geared at the time, and for the purpose of demonstrating what can and should be done in the matter of renewal when final organization plans have been established.

Mr. Sinclair, in referring to the Blue Hill Avenue - Greenwood area, upon which code inspections have been deferred because of a lack of qualified inspectors who are unavailable at the present time, stated that in filing the Survey and Planning application with the Federal authorities, it was stated in the workable program that code inspections and enforcements were being pursued. He was fearful that the accuracy of this statement might be challenged by Federal authorities, in view of our recent decision to defer inspections because of a back-log of other work in which inspectors in all departments involved are presently engaged. He recommended that consideration be given to the hiring of students from Harvard or M.I.T. during the

summer months to perform inspectional duties, but Mr. Hughes pointed out that inspections insofar as the Building Department is concerned are of a highly technical nature and such students would not only be unqualified but, by the time they were trained, the summer would be practically over and they would be obliged to return to school. He claimed that licensed mechanics could be utilized for inspection work but that the possibility of securing such men is very remote.

Kane Simonian voiced the opinion that there was no need to worry about actual inspections at the present time, as the Redevelopment Authority would not receive money for the Roxbury Renewal area until Christmas and, in view of the fact that inspectors are at present endeavoring to finalize code enforcements in the Mt. Bowdoin - Codman area through court action before initiating inspections in the Blue Hill Avenue - Greenwood area, is sufficient to substantiate the statement contained in the Survey and Planning application. It was the consensus that Mr. Simonian 's opinion was an accurate appraisal of the situation and, after the Chairman pointed out that because actual field work has been deferred temporarily does not mean that the enforcement program has been terminated, Mr. Sinclair agreed that this would suffice as an explanation in the event inquiry should be made into the matter. It was also brought out that the Redevelopment Authority would have money in the near future to hire two or three men to coordinate inspection work with regular code enforcement inspectors and that Building inspectors could probably be assigned to further code enforcement duties the early part of the fall, provided present court cases, now pending, have been completed.

The delays in court proceedings, concerning building and housing code enforcements, prompted a discussion on the establishment of a Housing or Ordinance Court, which subject was discussed on several previous occasions. It was agreed that such a court would be most helpful in expediting many cases now on court dockets, but Mr. Hughes reported that when he approached Mr. Baxter, the Corporation Counsel, on the subject, he was not in favor of the establishment of such a court. Mr. Johnson of the Law Department offered to take the matter up with Mr. Baxter, with a view to having Mr. Baxter contact the Chief Justice in order that some plan might be worked out to speed up present court procedures.

Mr. Sinclair distributed copies of a catalogue of public and private urban renewal projects, developments and prospects for the City of Boston, consisting of six pages, with another page to be added at a later date. He explained that this catalogue could be used as a working sheet by members of the Commission and would bring them up to date on present projects and developments, including those in the offing. He also displayed copies of two publications, which he recommended be acquired by all Committee members to increase their knowledge of urban renewal activities and procedures, namely,

1. "Working Together for Urban Renewal"
   published by the National Association of
   Housing and Redevelopment Officials,
   1313 East 60th Street, Chicago, Illinois.
   (Cost $1.00)

2. "Urban Renewal Problems of Eliminating and
   Preventing Urban Deterioration"
   published by the Harvard Law Review Asso.,
   Cambridge, Massachusetts
   (No cost listed)

Referring to the first publication, Mr. Sinclair stated that he received this copy from the Central Office of the United Community Services and recommended that either a member or members of this organization be appointed to this Committee. He pointed out that social workers and social planners would be most helpful to the thinking of this Committee and that United Community Services representation has become a part of the renewal programs in most of the large cities throughout the country. He suggested that the United Community Services office be contacted and the Chairman suggested that he inform the secretary of this Committee, at the earliest possible date, as to the name of the individual through whom we should make the approach. (The Executive Director of the local office at 14 Somerset Street is Vincent Ciampa.) Mr. Sinclair claimed that the cooperation of the representatives of the United Community Services would be of great value to us in furthering our plans for the Roxbury Renewal area. The Chairman was of the opinion that we should also contact the City of Boston Welfare Department, where there are many social workers familiar with the Roxbury District who might also be interested in cooperating with us. In the event the Welfare Department does not indicate an interest in this particular field, it was the consensus that we should, nevertheless, seek the cooperation of the United Community Services.

Referring to publication No. 2, Mr. Sinclair stated that it contained many case histories of urban renewal and the legal aspect of each case, which should be of tremendous assistance to this Committee in making future plans.

Mr. Kane Simonian then submitted brief reports on Redevelopment projects as follows:

"The West End Project is going along as rapidly as possible. We expect to go before the City Council shortly on a new revised plan.

"The New York Streets group have signed up another firm that will locate here but the final announcement will not be made for at least two or three weeks. I also understand that two or three other firms are now being considered for location here.

"The Mattapan Project -- the Federal people are practically begging us to discontinue it. They won't do it on their own. Their opposition is based on the excessive costs for slum clearance. Our Board is pretty much in agreement to forget about the Federal end of it but not to officially notify them until they expedite some of the other projects. We feel that this is the kind of a project that can be developed in the same manner as the Whitney Street project (development by limited dividend corporation) but, before we would present such a plan to the City Council, we would have to have assurance that a substantial group would go through with it. Three different groups are interested at the present time.

"Regarding the Whitney Street project, we are making some progress. The Council Committee has given an informal approval but is anxious to secure a few more facts before giving formal approval. As soon as we can prepare the answers, I believe they will resume hearings and I am hopeful that they will come up with a favorable report.

"The Roxbury Renewal area is before the City Council at the present time. They are setting up a meeting for April 16th at the Roxbury High School, where various civic groups and other interested parties will be heard. This would indicate that the matter is progressing and not lying dormant." Mr. Simonian was obliged to depart from the meeting at this point -- 11:40 A.M.

Mr. Hines then submitted brief reports on the Rehabilitation and Conservation Committees, as follows:

"In view of Mr. Murray's absence, I would like to report that I think he will get $200,000. appropriated on his budget for demolition --- in the meantime he is doing a splendid and steady job.

"I have the most dramatic and spectacular information to the effect that the M.I.T. School of Planning intends to make a study of the South Boston district sometime in September. The results of this study should be most valuable to this Committee.

"The Jamaica Plain Committee was disappointed that the Veterans Administration did not see fit to purchase a section of Nira Avenue for an expansion of their hospital facilities, although they indicated an interest in the property for a long period of time. The Committee is now anxious to have the area converted into a recreational area.

"The North End Committee is placing particular emphasis on the throwing of rubbish and garbage in the streets and has been meeting with fairly good success in halting this practice.

"The Charlestown Committee is much discouraged after hearing a report from Joe Lund and Lloyd Sinclair as to the lack of prospects for Urban Renewal going in there. We revived their interest, however, on a new plan and expect to submit it to the Urban Renewal group for consideration at an early date.

We are pleased to report that the North End Pier is about down." The Chairman, at this point, referred to a study made of the waterfront by a Harvard student group, about which he read an item in the newspapers.

Although several Committee members recalled reading the item, they were unfamiliar with any actual report that is in existence.

"The Hyde Park Committee has recommended, through me, to the Public Works Commissioner, that River Street, near Cleary Square, be widened for a length of 600 ft. to provide for a much needed parking space.

"Regarding Parker Hill, this afternoon Bob Morgan and a prospective builder are meeting with the Mayor to discuss the possible erection of a hospital guest house, which is greatly needed in this area. If present plans are approved, the builder intends to install a sky-view restaurant in the guest house which will be a splendid attraction, especially to tourists, as you can see practically the entire city from such a point.

"The Fenway medical group have hired a fellow from the Harvard School of Planning to make a three-year study of housing, transportation, parking and the future expansion of the area. At the moment I understand the Peter Bent Brigham Hospital group are planning to spend some $2,000,000. in the replacing of obsolete buildings.

"The Beacon Hill Committee have an active group who are pushing rehabilitation and sanitation in the area -- they are doing a splendid job.

"The South End Committee are particularly concerned about razing the high school, which the Mayor promised he would approve. Charlie Callanan claims it will cost $40,000. and he is reluctant to put it in this year's budget." The Chairman stated that it might be considered favorably in the supplementary budget.

"The Anti-Litter Campaign will be started off on April 15th. We are pretty well organized and are going to have a meeting in your office, Arthur, tomorrow afternoon to put the final touches on the plan."

Mr. Sinclair reported that the Redevelopment Authority is compiling several pamphlets at the present time, one of which pertains to 'improvements that will be exempt from taxation and upon which Mr. Park of the Assessing Department has been collaborating with Redevelopment officials, and another pamphlet which indicates what a home owner can do to improve his property and the agencies or departments to which he should apply. He voiced the opinion that anti-litter instructions could probably be incorporated into one of these pamphlets, but Mr. Hines reported that he has already compiled a pamphlet which is now being printed (200,000) and which will be distributed throughout the schools of Boston and the various Rehabilitation and Conservation Committees.

In the matter of rehabilitation, Mr. Hines claimed that bankers will not lend money in the Roxbury district and, therefore, it is necessary to encourage home owners, who can afford it, to fix up their own properties. He pointed out that unless there was some incentive for home owners to make repairs, there would be little or no rehabilitation in the area. He mentioned an offer made by certain New York bankers in order to encourage home repairs, whereby tax payments would be decreased up to 10% for a period of ten years. Lloyd Sinclair reported that bankers in some cities have established an account termed "Write Off Funds" which they charge to public relations or advertising, and such funds can be secured by home owners in fixing up their properties provided such properties will add to the valuation and conservation of a specific area. Mr. Hines contended that savings banks and cooperative banks in this area have a formula for investment and, unless their requirements are complied with, nothing will be

done in the matter of rehabilitation. Mr. Sinclair reported that representatives of the Cooperative Bank League and other banking orgainsations are to sit in with Redevelopment Authority officials at an early date, and he was hopeful that something definite might be worked out for the benefit of home owners who are desirous of improving their properties.

In working out an administrative procedural process for the control of the sale of City land, the Chairman reported that several factors were involved in establishing a set procedure because of the fact that only certain agencies of the City government would have City land or properties under their jurisdiction, while three other agencies, namely, the Planning Board, the Redevelopment Authority and the Zoning Board require notifications upon the acquisition or proposed sale of City land or properties. He reported that he intends to call a meeting of all the agencies involved, in order that some definite administrative action in the matter of procedure can be agreed upon, after which time the procedure would then be formalized.

VOTED: To adjourn at 12:10 P.M., subject to the call of the Chairman.

Attest:

L. W. Costello

Lawrence W. Costello,
Secretary.

FROM
CITY OF BOSTON
ADMINISTRATIVE
SERVICES DEPARTMENT
ADMINISTRATIVE DIVISION

SUBJECT A REPORT
ON RENEWAL ACTIVITY
IN THE
MT. BOWDOIN-CODMAN AREA OF DORCHESTER

March 27, 1959

Prepared by Thomas E. McCormick, Coordinator
and
William Arthur Reilly, Director of Administrative
Services

INTRODUCTION

In June, 1958, a vital element in the workable program for urban renewal in Boston was initiated by the designation of the Mt. Bowdoin-Codman section of Dorchester as an Improvement Area. This area of nearly four hundred acres was selected by the Mayor's Urban Renewal Coordinating Committee as a pilot area to immediately establish a "stop-the-blight" zone. In addition it became a first point of attack in a long term "roll-back" of blight, in anticipation of funds becoming available for large scale rehabilitation of the bordering blighted areas to the north. Mr. Donald Graham, Director of the Planning Board assigned various staff members and the writer to direct the project on a part time basis for a one-year period to evaluate, after actual experience, the potentialities of such an activity.

This area is truly in a phase of transition. Substandard conditions are just beginning to show at the northwest corner. Middle income housing, (mostly two family houses) is on the west and the central eastern part. A fine old single family area exists in the southeastern section, but a small single family development is being hard pressed in the northeast. The housing (5000 dwelling units in 2272 structures) is almost entirely of wood frame construction. In 1950, on a structure basis, the houses were 75% owner occupied, an increase of 19% over 1940 census data.

THE PROGRAM

Under the auspices of the Dorchester Rehabilitation and Conservation Committee a "grass-roots" citizen association and an advisory committee of local banking interests were formed to serve as citizen participation groups. The city's part in the program had two phases, that of code inspection and enforcement, and that of providing public improvements.

The Mt. Bowdoin-Codman Citizens' Action Committee had monthly meetings starting in July and a steering committee met every third Monday in the month. The average attendance at the general meetings was fifty and a total of 200 people attended various meetings. Speakers from city departments were provided for the monthly meetings and extensive publicity was obtained from the local papers prior to each meeting.

In November an advisory committee composed of representatives of the banking interests was formed to provide advice and service to property owners in the area regarding loans and mortgages.

On August 4, three teams, of three men each, representing the building, health and fire departments, started a systematic code inspection program. Letters signed by the Director of Administrative Services, explaining the program and its objectives, were mailed to owners and tenants prior to the inspector's visit. All inspections were completed at the end of a 6 months period, as planned. 92% of 4998 units were inspected. This percentage does not hold for building code inspections since those inspectors were assigned to a special city-wide school survey near the end of the program. At that time it was agreed that the health inspectors would note probably structural defects in their inspections and notify the building department for a later inspection.

EXPENSES

5400	postage stamps	$162.00	
6000	2 pg. planograph letters	63.00	
200	"Your Neighborhood" pamphlets	12.00	
		$237.00	$237.00

Inspection Costs; excluding Fire Department

6	inspectors for 26 weeks, at $75. a week	$11,700.00	
1	supervisory inspector 13 weeks, $90. a week	1,170.00	
1	clerk at Health Dept. 30 wks. $47.75 wk.	1,432.00	
1	clerk at Planning Board 30 wks. $47.75 wk.	1,432.00	
1	clerk at Planning Bd. 16 wks. $47.75 wk.	764.00	
		$16,498.00	$16,498.00
			$16,735.00

RESULTS

1. The results of the inspection program showed a total of 941 code violations affecting 434 structures, the great majority of violations being minor in character. Almost half of the violations were recorded in the northwest section, containing 29% of the dwelling units, where blight is beginning to show. In this northwest section 19% of the structures had building code violations and 8.7% had housing code violations. In the total area, 276 or 12% of the structures had building code violations; 90, or 4%, had housing code violations and 151, or 6.7%, had fire regulation violations. For comparison purposes as between a structure and dwelling unit as the basic unit it was found that the percentage of housing code violations was very nearly the same: 4% vs. 3.8%.

2. As to type of violation:

(a) the building inspection records are as follows:

32% faulty porches (rotted floors, rails and posts)
21% exterior stairs in bad condition
12% cracked or deteriorated foundations
5½% lack of proper egress
5½% interior defects (plaster, ceiling or wall in bad condition, etc.)
5% chimney defects
2% roofs in poor condition
17% miscellaneous (cracked outside walls, garages in disrepair, rotted gutters, illegal occupancy, etc.)

Of these violations, 16% were classified as unsafe and dangerous, requiring immediate correction.

The record in the building department indicates that out of 511 violations approximately 260 have been abated, 190 are still in process, some of which may require court action. 60 cases were entered for court action and have been adjudicated or are still in process.

In addition the building department inspection reports noted some 200 buildings that needed painting. Since August 4, 150 permits for alterations and repairs have been issued by the building department. Some, of course, were the result of compliance with the code, but a larger number were by voluntary action.

(b) Housing code violations showed:

45% pertaining to light, ventilation and heating infringements
30% to improper storage and disposal of rubbish and garbage
13% to plumbing defects
12% to maintenance deficiencies

There were 44 cases of insufficient electric outlets, 27 cases of improper ventilation of bathrooms, 26 cases of rubbish stored in an unsanitary manner within the dwelling unit, 23 cases of lack of window or skylight to habitable room, 22 cases of obstructed means of egress and 25 other types of violations varying from 1 to 21 of each.

(c) Of the 167 fire regulation violations 82 were for rubbish in the cellar, 68 were for lack of an oil permit, the other 17 being chargeable against hazardous storage of rubbish in attics, halls and yards, improper smoke and steam pipe connections, defective heaters, etc.

Fire regulations require that violations be corrected within forty-eight hours. Reinspections have been made and the record indicates that there has been 100% compliance on fire violations.

(d) The health department records show that 246 of the 263 violations have been abated and 17 are still pending.

(e) Surveys for improved street lighting and reconstructed streets and sidewalks were made and a program has been established for the 1959 spring construction season by the Public Works Department consisting of nine streets scheduled for complete reconstruction and nine additional streets for sidewalk repairs. An improved street lighting program is scheduled to begin shortly also.

(f) As a result of committee recommendations, Mt. Bowdoin Green, a small park area, was cleaned up, 16 diseased trees were removed, 3 streets were repaved, slow signs were erected on West Tremlett Street, one dilapidated dwelling was razed, action was taken on several complaints involving garbage disposal, sewer conditions, etc.

A citizens' sub-committee was formed to interview residents of eighteen streets to determine locations for tree planting, the Park Department having requested $4000. in its budget for new trees in the area.

(g) The Citizens' Committee brought a petition to the Board of Zoning Adjustment for a change from business to residential restriction in order to conserve an area on Washington Street which has been principally in residential use. The upper part of Washington Street, which is zoned as a local business district, is gradually becoming a general business district, i.e. wholesale business, storage and even manufacturing plants are creeping in through granted variances. For instance, a wholesale grocery establishment is now operating in a former theatre and a garage has been turned into a paper box assembling plant. This is a natural process as use by local business operations diminishes, but it is of course in the direction of obsolescence as far as the immediate neighborhood is concerned. Another problem is that of razing non-conforming vacant store buildings (there are several in the area). There has as yet been no demonstration on the part of the committee to persuade rehabilitation of neighboring homes needing repair. The reason for this is that the committee members to a large extent represent the better preserved sections in the area. They are aware that blight at the northwest corner is spreading and ultimately may reach their immediate neighborhood. In their own neighborhood they have been inclined to take the position of "Let's see what the city is going to do first". They are impatient with the delays in the process of eliminating particular situations that they themselves have reported, such as the razing of an abandoned building or the fixing up of a building that is badly in need of repair and where the owner is using every possible means to forestall it. Nevertheless there are several workers on the committee and there is therefore a good nucleus for an expanded neighborhood organization, where none previously existed. The real test on the success of this program will be shown by their response to a scheduled consolidated public improvement program in the late spring. If favorable it should ignite a larger membership drive with possible division into sectional committees which should undertake some demonstration of private rehabilitation work.

REMAINING TO BE DONE

1. Planning of a program to minimize opposition to new racial elements coming into the district.

2. Development of the advisory committee from a "we will help" group to one of energetic leadership for programming and publicity.

RECOMMENDATIONS

1. That the United Community Services supply a social worker to fill the need of a community organizer.

2. That smaller areas be used as the unit for community organization - say about a quarter mile radius. This would roughly be about one quarter of the Mt. Bowdoin-Codman area with about 1200 dwelling units. A unit of this size might get behind block demonstration projects.

3. That departmental inspection assignments be reorganized to allow time for participation in this type of program each year.

CONCLUSION

The experiment appears to have been successful and indicates that an Action Agency should now be selected to take over this work so well organized and begun by the present staff.

gov85-123

A "CATALOGUE" OF PUBLIC AND PRIVATE URBAN RENEWAL PROJECTS, DEVELOPMENTS, AND PROSPECTS FOR THE CITY OF BOSTON

		PAGE
I.	OFFICIAL RENEWAL PROJECTS AND AREAS	1
II.	PRINCIPAL CURRENT PUBLIC DEVELOPMENTS	2
III.	PRINCIPAL CURRENT PRIVATE DEVELOPMENTS	3
IV.	PROPOSED PUBLIC OR PRIVATE/PUBLIC DEVELOPMENTS	4, 5
V.	PROPOSED PRIVATE DEVELOPMENT, LOCATIONS SPECIFIED	6
VI.	PROPOSED PRIVATE DEVELOPMENT, LOCATIONS UNSPECIFIED	7

Prepared April 1, 1959 for the Urban Renewal Coordinating Committee by the Boston Redevelopment Authority and the Boston City Planning Board.

I. "OFFICIAL" RENEWAL PROJECTS AND AREAS

New York Streets Project, South End - Herald-Traveler Publishing Plant being constructed.

West End Project - Demolition and Relocation in progress. Revised Redevelopment Plan awaiting H. H. F. A. preliminary approval.

Whitney Redevelopment Area, Roxbury - Awaiting final approval by City Council.

Roxbury Renewal Area (1,020 acres) - Survey and Planning Application before City Council.

Washington Park Renewal Area, Roxbury (186 acres) same stage as Roxbury Renewal Area.

Government Center - Development Plan and Declaration of Findings due July 1, 1959

Mattapan Redevelopment Project - Awaiting H. H. F. A. approval.

Charlestown South Redevelopment Project - Industrial proposal - deferred.

South Cove Redevelopment Project - Area being restudied by the Planning Department.

City Improvement Areas, North Dorchester

1. Mt. Bowdoin - Codman: code inspection completed.

2. Blue Hill - Greenwood: deferred.

II. PRINCIPAL PUBLIC DEVELOPMENTS (NOT PROJECTS)

Central Artery. Nearing completion

Dwight School. South End site cleared.

Fire Station on Tremont St. South End demolition in progress for site preparation.

Incinerator at South Bay. Nearing completion.

MDC Sewer Improvements, Fens at Park Drive. In construction.

MDC Pleasure Bay, South Boston. In construction.

MTA Highlands Branch extension. In construction.

Parking Garage at Columbia St. Nearing completion.

Records storange vault at State House. In construction.

The Mayor's Demolition Restoration Program - a continuing program throughout the city.

Southeast Expressway. Nearing completion.

III. PRINCIPAL CURRENT PRIVATE DEVELOPMENTS

Blue Cross Building. In construction.

Boston University Dormitory. In construction.

Boston University Medical School Laboratory. Site cleared.

Liberty Mutual Insurance Building. In construction.

New England Conservatory Dormitory. In construction.

Prudential Center. Site preparation.

Traveler's Insurance Building. In construction.

IV. PROPOSED PUBLIC OR PUBLIC/PRIVATE DEVELOPMENTS

Boston Housing Authority - Selection of sites for Elderly Housing Projects

Capital Improvements Program 1959-1964 (The City Planning Board)

- Municipal Auditorium (Prudential Center)
- City Hall (Government Center)
- Thirteen elementary schools
- Four branch libraries
- Three downtown parking facilities
- City Hospital improvements
- Four fire stations
- Two police stations
- Street, highway and bridge improvements

Charlestown Middle- Income Housing Project Proposal by Mayor's Charlestown R. & C. Committee

Common Garage

Copley Square Improvements

Federal Office Building (Government Center)

Fenway - Parker Hill Study - hospital financed area planning.

Inner Belt Route - survey underway

IV. con't

Mass. Turnpike Extension into Boston

MDC/MoMAC - Arts Center on the Charles River, Brighton

MDC Charlesgate Parkway improvements.

Retail Core Improvements

Seaport and Airport Improvements - Mass. Port Authority

South End Pilot Rehabilitation Project (SENRAC)

Southwest Expressway

South Station Terminal Center Development

State Office Building (Government Center)

Vehicular Tunnel (2nd) to East Boston

Waterfront Improvement Program - Mayor's Waterfront Rehabilitation Commission

V PROPOSED PRIVATE DEVELOPMENT - LOCATIONS SPECIFIED

Apartment at 330 Beacon Street

Apartment Bldg. at Clarendon and Commonwealth (17 stories)

Office Bldg. at Dartmouth and Boylston

Apartments in Charles River Basin (Cambridge)
a 40 acre site

VI. PROPOSED PRIVATE DEVELOPMENT - UNSPECIFIED

Greater Boston Economic Study Committee - 4 downtown developments

Graphic Arts Complex - NY Sts. Area (So. Boston, alternate)
Office Building - Boston Post site
Decorative Arts Center-Back Bay (No. Station, alternate)
Apparel Industry Complex - (Kneeland/Washington St. area)

Housing, IIGWU

Housing for the elderly, Boston Real Estate Board

Housing for the elderly, (Bethany),Cardinal Cushing

Auditorium, Cardinal Cushing

New England Medical Center expansion

Fenway and Parker Hill hospitals expansion

Northeastern University expansion

Boston University expansion

Franklin Institute expansion

Hotel at North Station

Hotel at Logan Airport

Hotel on Newspaper Row

Massachusetts Memorial Hospital

URBAN RENEWAL COORDINATING COMMITTEE

May 7, 1959.

A meeting of the Urban Renewal Coordinating Committee was held on Thursday, May 7, 1959, at the Planning Board Hearing Room, City Hall Annex, at 10:30 a.m.

Committee members present were the Chairman, William Arthur Reilly; Paul Hines, Thomas McCormick, John Murray, Timothy J. O'Connor, Doctor Gauley and Donald Graham. Others present were James Crowley of the Boston Housing Authority; Edmund Morgan of the Building Department; Frank Gens of the Health Department; Vincent Ciampa of the United Community Services; and Lloyd Sinclair of the Boston Redevelopment Authority.

Due to other engagements, the following Committee members were unable to be present: Commissioners Hughes, Shea and Kelley; Joseph W. Lund and Kane Simonian of the Boston Redevelopment Authority; and William Lally of the Welfare Department.

The reading of the minutes of the previous meeting was dispensed with, as each member had received a copy of same subsequent to the last meeting and, as no objections or dissensions were raised, it was assumed that said minutes were accepted automatically.

The Chairman welcomed Vincent Ciampa as a non-voting member of the Committee and voiced the opinion that his services and the cooperation of his organization in the matter of urban renewal would be most helpful to the success of operations and thanked him, on behalf of the Committee, for his willingness and kindness in accepting the assignment. The Chairman reported that William F. Lally of the Boston Welfare Department, although not present at today's meeting, had accepted an invitation to join as another non-voting member and that his services would also be of tremendous value in securing the cooperation of local welfare offices in programming urban renewal projects throughout various sections of the City.

The Chairman conveyed the information that the National Urban Renewal and Rehabilitation organization has requested 250 copies of the Report on the Mt. Bowdoin-Codman Improvement Area recently distributed throughout city departments and among various civic organizations throughout the City. He pointed out that this was a great tribute to Boston in that this national organization was anxious to study the results of our endeavors and hoped to profit by them.

The Chairman then referred to the Catalogue of Projects compiled by Lloyd Sinclair, for which there has been a demand by various civic agencies throughout the City. He directed attention to the fact that since the printing of this Catalogue, he received a call from the Jewish Memorial Hospital informing us of our failure to include their institution. The Museum of Science is another institution which we failed to list. The problem of keeping such a list up to date rests on the individual until such time as a new list is compiled. If additions would justify the publication of a new list monthly, or even quarterly, it would be most helpful.

Paul Hines distributed copies of a pamphlet entitled, "Don't Be a Litterbug--Help Keep Boston Clean" which was distributed among all the schools in the Boston area. He reported that the cooperation of school officials was excellent and that the reaction of students to the pamphlet was most satisfactory and encouraging.

At the request of the Chairman, Thomas McCormick submitted the following report on the Mt. Bowdoin-Codman Improvement Area:-

"I went to a Citizens' Meeting last Monday night and it was the poorest showing we have ever had--there were only seventeen people present. Some people in the area are disturbed over the City not going ahead with its part of the program. Out of nine streets promised, only six were advertised by the P.I.C., and this created some talk and resentment. I am informed, however, that the other three streets are to be advertised in the near future but it is sometimes difficult to convince these people that the City is endeavoring to cooperate. Three people registered complaints with me after the meeting, two claiming that the backyards in the vicinity

of Alpha Road and Park Street were filled with rubbish and nothing was being done to remove it. I checked our records and found that there was only one case where inspectors reported an accumulation of rubbish in this area. Another person living at 25 Algonquin Street claimed that there was an accumulation of rubbish at 8-10 Herbert Street, directly opposite her home. Since the complaint, I saw a note from the Fire Department stating that the rubbish has been removed. Maybe we are not too strict on rubbish accumulating in the rear of backyards. There appears to be many complaints registered against this type of violation." Fire Commissioner O'Connor agreed to have this area checked but pointed out that whenever his department is informed of rubbish accumulation, such as described by Mr. McCormick, the matter is cleaned up, generally, within forty-eight hours. Paul Hines commented that whenever he reported trash acculation to the Fire Department, it was correctdd within a forty-eight hour period and, in some cases, within twenty-four hours. It was agreed that if people do not register complaints until meetings of this character are held, it is no fault of the City if trash or rubbish accumulations continue.

In reporting on the Blue Hill-Greenwood area, Mr. McCormick stated, in part:

"I attended a meeting in that area last night, which was listed as a "Protest Meeting." There were about 200 present. Ed Morgan represented the Building Department; Fred Garvin, the Public Works Department; and Frank Kinsella represented the Health Department. The big weakness of this meeting was that it was actually a political meeting until about 10:15 p.m., when people were ready to go home. I noticed a terrific difference in population between this area and the Mt. Bowdoin area. This area consists chiefly of Jews and Negroes of the poorest class (financially). One of the most interesting speakers was a young negro girl from Freedom House, who explained about operations in forming block organizations and block captains. She informed those present that they could not expect improvements to be accomplished overnight and that it required cooperation and hard work on the part of interested groups to secure favorable action on any public improvement."

Edmund Morgan of the Building Department reported that several complaints were registered by residents in the area regarding trash collections. They claimed that the Sanitary Division of the Public Works Department would not remove old furniture or pieces of wood that were left on the sidewalk to be picked up. He instructed these people to call the Public Works Department whenever the contractor refuses to remove such items, as he claimed there is a stipulation in the contract for this area that all such articles be removed when placed on the sidewalk. He answered many other questions directed to him by those present and felt that after the meeting there was a better feeling among the group than was apparent at the start.

Reference was then made to the fire which occurred recently in the area, destroying 3 wooden frame 3-deckers at the corner of Nightingale and Wales Streets. Fire Commissioner O'Connor described the condition of one of the apartments he inspected where he found a huge accumulation of newspapers, magazines, old rags and other junk piled up in the living room, bedrooms and even the bathroom. He claimed that the Fire Department had not reached this area in their routine inspections and was surprised that some one of the neighbors did not report this condition previously. James Crowley of the Housing Authority stated that he talked with the tenant of this apartment, a man named Hunter, regarding possible placement in one of the housing projects. Hunter claimed that he was on General Relief since February of 1958, was a shipper by trade, and only had eighteen dollars in his possession. Before Mr. Crowley could provide accomodations for this man, he learned that he located an apartment across the street from his previous residence. It was agreed that inspectors from the Building, Health and Fire Departments would inspect this man's new location at once to ascertain whether or not he is living under the same conditions as obtained at his previous address.

Mr. McCormick expressed the opinion that inspections should be renewed in this area at the earliest possible date, as the Citizens' organization is anxious to cooperate. Mr. Morgan of the Building Department maintained that his department

does not have the help at the present time to cover inspections in this district as three of his men are now occupied with work in the Scollay Square section in connection with the new Government Center and other inspectors have all they can do to handle routine work. He expressed the opinion that if inspectors were given a salary of $125. a week (they now receive approximately $90.00, it would be possible to secure additional men but at the present rate of salary, no competent men would be interested.

After the Chairman pointed out that we should not discontinue inspections just because the Building Department cannot supply assistance at the present time, Mr. Morgan stated that Building Inspectors presently assigned to the Scollay Square section would probably finish their work within 2½ weeks, after which time one or two men could be assigned to the Blue Hill-Greenwood area with the team of Fire and Health Inspectors. During the absence of Building Inspectors, Mr. Morgan suggested that inspectors from the Health and Fire Departments could notify the Building Department of any dangerous or unsafe situations they might observe from a building standpoint and the Building Department would see to it that such matters are corrected at once. In view of Mr. Morgan's statement that at least one, or possibly two, inspectors would be available within the next two and half weeks, the Chairman instructed Mr. McCormick to plan on renewing inspections in this area on June 1st, when inspectors from all departments involved would be available.

Lloyd Sinclair reported that two Representatives have requested that the Washington Park project be included in the Roxbury Renewal Area Project and that the Redevelopment Authority does not consider this recommendation feasible. He claimed that it was most important to retain the Washington Park Project as a separate and distinct project as the possibilities of securing early action on this project were more favorable than in the case of the larger project, which might take considerably more time before definite and final action is taken by Federal authorities.

John Murray submitted a brief report on the Demolition Program, as follows:

"Our major problem now is the disposition of lots. There are many lots that could be sold provided we could clear title. I think if the City could spend some money on some of these lots, we could get back much more than we have invested. The Fire Department and Public Works Department have been working together in the cleaning up of Pier #2 and I understand they will be finished within ten days. There has been a terrific improvement here, especially during the past few weeks. Our basic problem now is the disposition of lots. We have around $50,000 unencumbered but nevertheless we will have to make an additional request for funds in the Supplementary Budget which I expect to submit to the Supervisor of Budgets sometime today. We will need between $1200. and $1500. to finish up North End Park. We will know tomorrow just what it will cost and the money will be spend from our own funds. The New Haven Pier needs about 103 yards of fencing and, unless we put up a fence, the children will be running all over the place and many might get hurt."

Edmund Morgan offered the suggestion that if it was considered that the piers on Northern Avenue were dangerous to shipping, the cost of repairing them might be absorbed by the Coast Guard. He felt that it was worth exploring and suggested that either Mr. Murray or Mr. Hines contact Captain Lynch of the Coast Guard regarding the matter.

Paul Hines submitted the following report:-

"The anti-litter campaign started on April 15th and we have had as much cooperation as could be expected. Some Committees have done an exceptional job. There has been good neighborhood cooperation in the Jamaica Plain district, with house to house inspections being conducted. In Hyde Park, essay contests are being conducted in the schools. In the South End, awards are being made to the children in schools for drawing up the best signs advertising the campaign.

"I think the big thing to announce at this meeting is the fact that after two years of real, hard work on the part of the Parker Hill Commission, we have been able to induce a prominent organization to locate at the corner of South Huntington Avenue and Heath Street and, in the process, erect a four million dollar building.

The heads of the organization are sitting in with the Mayor tomorrow. We have also heard of the proposed plans of the Harvard Medical School to expand their operations here. With that under way, and with the Whitney Street project going ahead, we will have twenty million dollars of new construction in the area.

"We should not lose sight of the fact that medicine is about one of the biggest industries we have in Boston. The Lahey Clinic brings in a tremendous number of patients from all sections of the country. Most of these people are well-to-do and they spend money at hotels, restaurants, night clubs and for transportation. The eight non-profit hospitals are spending fifty-seven million dollars annually for payrolls. In addition, we have many thousands coming here to consult with our famous physicians and surgeons. As a result of the Parker Hill Commission, medical institutions are working together and have hired a city planner to show them how to expand in a practical way in the Fenway area. They will have to expand to meet demands within the next ten years. The Peter Bent Brigham Hospital also plans to erect a two million dollar building."

Mr. Hines then referred to the razing of the Girls High School in the South End, to which he made reference at a previous meeting. He reported that the situation has not changed and the School Buildings Department, to his knowledge, is not planning to request the $40,000 appropriation needed to raze the building. The Chairman agreed to talk with the Mayor on the subject to ascertain his views on the matter.

Lloyd Sinclair, in the absence of both Mr. Lund and Mr. Simonian, submitted the following report on Redevelopment Authority projects:-

"There has been no change in the New York Streets area. The West End Development is going along smoothly, with about 65% of families relocated and 30% of the buildings demolished. We do anticipate, however, that there may be a slowdown in the next few months as we run into the hard core area. There has been no official word on the Mattapan project and it looks as though the project will have to be side-tracked for the time-being. On 4:25 p.m. on Monday, applications were sent

to the New York Urban Renewal Administration covering the Roxbury Park and Roxbury Renewal areas. We received acknowledgment of the receipt of these papers and the fulfillment of these projects depend upon acceptance by the URA and the availability of Federal funds. The Authority has been anticipating that a Hearing will be held on the Whitney Street project and we hope to receive a favorable report from the City Council. The Government Center project has been progressing satisfactorily and I believe Mr. Graham will report on this.

"Regarding the appointment of a Community Organizer, the Redevelopment Authority has asked for $8,000 for this person. This was deleted from our budget but we intend to put it in the Supplementary and hope that it will be approved. It might be advisable to consider hiring a person who would not be a member of the Redevelopment staff and, in this connection, the suggestion is being made that some one connected with the United Community Services be considered, who we would pay on a contractural basis. Many other cities follow this procedure."

Mr. Hines, referring to the Mayor's bill in the Legislature to increase our borrowing power by 3%, made the following comments:-

"Until we get some additional money and use the City's credit to build on some of the lots to which John Murray made reference, we are not going to make much progress. We have to stop waiting for Federal funds and use the City's credit. Our valuations have shrunk some six hundred million dollars since 1931. We should have a Commission set up, vested with the powers of urban renewal and, if we had a revolving fund in the vicinity of a million dollars, we could really do something constructive that would benefit the entire City."

Mr. Ciampa gave a brief outline of the work performed by the United Community Services in endeavoring to relocate families who have been obliged to move from various areas now being redeveloped. He pointed out that it has been the policy of his organization to set up a time schedule, especially for those residing in the West End area, so that families would be relocated before the winter months. Mr. Crowley of the Housing Authority remarked that many families who refused public housing last year are now returning to the Housing Authority and requesting

accomodations.

Lloyd Sinclair distributed a list of recommended informational pamphlets which the Redevelopment Authority recommends be printed for distribution into the various areas where projects are contemplated, acopy of which is being incorporated as part of these minutes. He explained that the subjects recommended are responsibilities of this Committee and that each pamphlet concerns the operations of some city department. One pamphlet will cover home maintenance that will not increase assessments and this pamphlet has already been approved by the Assessing Department. Other pamphlets, as they are prepared, will be approved by the city department that controls the operation or operations covered therein. He reported that the Chamber of Commercehas agreed to pay for the first twenty-five thousand copies that will be produced at a cost of $800. and that arrangements would have to be worked out for the payment of the balance to be printed either by the Planning Board, the Redevelopment Authority or some other agency.

The Chairman distributed a booklet issued by the Kirstein Branch of the Boston Public Library which contains, in the main, listings of various books, pamphlets, and other publications dealing with city operations but more especially, urban planning, urban renewal, industrical development, land use and zoning, housing, etc., all subjects connected directly or indirectly with urban renewal. He suggested that members review some of these publications and, in the event there is reason to believe that additional subjects should be covered, he was of the opinion that the Library Department would be happy to make a re-print containing the additional information.

Doctor Cauley brought to the attention of the Committee a newspaper clipping of recent date which reported that the U. S. Supreme Court had ruled that city health inspectors do not need a warrant to inspect a home. This matter has been a controversial issue for many years.

Donald Graham, the Planning Administrator, submitted the following report on the Government Center Redevelopment Plan which was approved by the Boston

Redevelopment Authority at a meeting held during the past week. The Plan, as set forth by Mr. Graham, follows herewith:

1. The current target date for completion of the Government Center Redevelopment Plan is June 15, 1959.

2. It has been roughly estimated that the acquisition cost for the project area as described later in this report will amount to approximately $15,800,000. (estimated assessed valuation)

3. Boundaries of the project area:-

1. The project boundary with the exceptions noted herein starts at the center point of the junction of Staniford Street and Merrimac Street and runs in a southerly direction along the centerline of Staniford Street to the center point of the junction between Staniford Street and Cambridge Street;

2. Thence turns and runs in an easterly direction along the center line of Cambridge Street to the center point of the junction between Cambridge Street and Somerset Street;

3. Thence turns and runs in a southerly direction along the center line of Somerset Street to the center Point of the junction between Somerset Street and Beacon Street;

4. Thence turns and runs in a southeasterly direction along the centerline of Beacon Street to the center point of the junction between Beacon Street and Tremont Street;

5. Thence turns and runs in a northeasterly direction along Tremont Street to a point opposite the southwesterly side lot line of the property now or formerly numbered 2-16 Tremont Street and 46 Court Street;

6. Thence turns and runs in a southeasterly direction along said southwesterly side lot line of said property to the intersection of said southwesterly side lot line and the southeasterly side lot line of said property;

7. Thence turns and runs northeasterly along said southeasterly side lot line of said property to a point on the centerline of Court Street opposite said

southeasterly side lot line of said property;

8. Thence turns and runs in a southeasterly direction along the centerline of Court Street to the center point of the junction between Court Street and Washington Street;

9. Thence turns and runs in a northerly direction along the centerline of Washington Street to a point opposite the northerly right-of-way line of State Street;

10. Thence turns and runs in an easterly direction along the northerly right-of-way line of State Street to a point opposite the westerly side lot line of the property now or formerly numbered 50 State Street and 5-15 Faneuil Hall Square;

11. Thence turns and runs in a general northerly direction along said westerly side lot line of said property to the intersection of said westerly side lot line and the southerly right-of-way line of Faneuil Hall Square;

12. Thence turns and runs in an easterly direction along the southerly right-of-way line of Faneuil Hall Square to a point on the centerline of Merchants Row opposite the southerly right-of-way line of Faneuil Hall Square;

13. Thence turns and runs in a northerly direction along the centerline of Merchants Row to the center point of the junction of Merchants Row and North Street;

14. Thence turns and runs in a northwesterly direction along the centerline of North Street to a point opposite the northeasterly right-of-way line of Blackstone Street;

15. Thence turns and runs in a northwesterly direction along the northeasterly right-of-way line of Blackstone Street to the junction of said northeasterly right-of-way line with the northeasterly right-of-way line of Haymarket Sq.;

16. Thence runs in a northwesterly and westerly direction along the northeasterly and northerly right-of-way line of Haymarket Square to the junction of said westerly right-of-way line and the centerline of Canal Street;

17. Thence turns and runs in a northwesterly direction along the centerline of Canal Street to the center point of the junction of Canal Street and Market Street;

18. Thence turns and runs in a southwesterly direction along the centerline of Market Street to the center point of the junction of Market Street and Merrimac Street;

19. Thence turns and runs in a westerly direction along Merrimac Street to a point being the point of beginning at the center point of the junction of said Merrimac Street and Staniford Street.

20. Notwithstanding the above, the following parcels of land located within the project perimeter described above are excluded from the project area, with exceptions necessary to effectuate this Plan, if any, noted at the end of each description:

a. a certain parcel of land with City of Boston Department of School Buildings thereon now or formerly numbered 28 Norman Street;

b. a certain parcel of land with New England Telephone & Telegraph Company buildings thereon now or formerly numbered 5-10 Bowdoin Square and 1-3 Chardon Street;

c. A certain parcel of land with City of Boston Overseers of Public Welfare buildings thereon now or formerly numbered 35 Hawkins Street, 35 Chardon Street and 26-50 Bowker Street;

d. A certain parcel of land with Boston EdisonCompany buildings thereon now or formerly numbered 20-24 Bowker Street and Hawkins Street;

e. A certain parcel of land with Suffolk County Court House buildings thereon situated on Pemberton Square;

f. A certain parcel of land with City of Boston buildings thereon now or formerly 1-7 Beacon Street and 57-63 Tremont Street;

g. A certain parcel of land with U.S. Government buildings thereon now or formerly known as the Veterans Administration Regional Office now

or formerly numbered 17 Court Street and 30-34 Cornhill;

A certain parcel of land with buildings thereon now or formerly known as the Ames Building now or formerly numbered 5 Court Street;

i. A certain parcel of land with buildings thereon now or formerly known as the Devonshire Building now or formerly numbered 192-204 Washington Street, 2-18 State Street, and 27-33 Devonshire Street;

j. A certain parcel of land with buildings thereon now or formerly known as the Merchants Bank Building now or formerly numbered 14-26 Devonshire Street, 28-30 State Street, and 1-7 Congress Street;

k. A certain parcel of land with buildings thereon now or formerly known as Faneuil Hall and now or formerly numbered 1-4½ Faneuil Hall Square, 5-6 Merchants Row, and 7-10 North Market;

l. A certain series of parcels of land with buildings thereon now or formerly numbered 1-27 Union Street, 6-60 North Street, and 52-120 Blackstone Street.

4. Buildings to remain are as follows:

New England Tel. & Tel. Building -- Bowdoin Square

Welfare Building - Hawkins Street

AC portion of Boston Edison Building - Hawkins Street

Houghton-Dutton Building - Beacon Street

Old and "New" Court Houses - PembertonSquare

VA Building - Court Street

Ames Building -- Court Street

Number 10 Court Street

5. Parking --

About 3,000 spaces provided in underground facilities, parking structures above ground and surface parking.

Underground facilities will be located under the State Office Building,

the City Hall and the Federal Building.

Parking structures will be located near the core of the area and in the vicinity of State Street.

Surface parking will be provided on the fringes of the project as an interim use. This will be concentrated in the area between the new Sudbury Street and the West End project.

6. Staging of Development --

The Government Center Project area will be taken in its entirety at one time. However, building demolition and development will be accomplished in stages. Relocation of families and businesses will be accomplished by the Boston Redevelopment Authority in the customary manner followed in previous projects.

7. The elements of the government center which have been fixed include:

a. City Hall

b. Federal building

c. Four or five sites for private development

d. New fire station house for fire companies dislocated by Massachusetts State Office Building Association

e. Historical market conservation area.

The fire companies will be temporarily located in the West End Project Area until the completion of the new fire Station house.

The Chairman adjourned the meeting at 12:25 p.m.

Attest:

L. W. Steele

Secretary

BOSTON REDEVELOPMENT AUTHORITY
MARCH 1959

RECOMMENDED INFORMATIONAL FOLDERS

FOR CONSERVATION AND REHABILITATION AREAS

1. General - outlining area, purpose, procedure, timing, etc.

2. What the City Departments and B. R. A. will do as actual improvements. List City Departments, their functions and telephone numbers.

3. How the residents and owners of the area can participate - (Do it yourself) (Block Organization). List area groups ie. Roxbury Community Council.

4. How the B. R. A. - City, F. H. A., Banks etc. will help on financing.

5. Home maintenance that will not increase assessments.

6. Instruction folders covering various home repairs -

   Gutters and Drains
   Lawns and Trees
   Sidewalks and Street Trees
   Garbage and Rubbish Disposal Units
   Modernization
   Rear lot Parking
   Fences
   Home Improvement Check List

Prepared by W. B. Orpin

URBAN RENEWAL COORDINATING COMMITTEE
June 4, 1959

A meeting of the Urban Renewal Coordinating Committee was held on Thursday, June 4, 1959, in the Planning Board Hearing Room, City Hall Annex, at 10:40 A.M.

Committee members present were the Chairman, Wm. Arthur Reilly; Commissioners Kelley, Hughes, O'Connor and Dr. Cauley; James W. Haley, representing the Public Works Commissioner Robert P. Shea; Lloyd Sinclair, representing the Redevelopment Authority; and Messrs. Hines, Graham, McCormick, Lally, Ciampa and Murray. Others present were Edmund J. Morgan, Chief Building Inspector; Frank Gens, Health Department and Daniel Agnetta, Assistant to John Murray.

Due to other engagements, the following Committee members were unable to be present: Robert M. Morgan, Joseph W. Lund and Kane Simonian.

The reading of the minutes of the previous meeting was dispensed with, as each member had received a copy of same subsequent to the last meeting and, as no objections or dissensions were raised, it was assumed that said minutes were accepted automatically.

The Chairman opened the meeting by welcoming Wm. F. Lally as a new non-voting member of the Committee and expressed the opinion that Mr. Lally's advice and counsel would be valuable to committee deliberations and operations.

The Chairman, after issuing orders to close all doors and windows, then referred to a preliminary draft of a report to be released by the Municipal Research Bureau in the near future, from which he read several pages (en sotto voce) concerning Urban Renewal observations and recommendations to improve the efficiency and speeding up of Urban Renewal activities. After general discussion on the observations and recommendations set forth, which the Chairman considered "strictly confidential" and "sub rosa", Lloyd Sinclair of the Redevelopment Authority, nonchalantly expressed the approval of the Redevelopment Authority with the contents of the report, and enlightened the Committee to the effect that he and the members of the Authority were already familiar with its contents, having advanced many of the ideas and recommendations contained therein. At this point, Donald Graham of the Planning Board indicated that he and his Board were also familiar with the contents of the report, claiming that a greater part of the recommendations is very similar to those submitted by this Committee during the course of its deliberations and that it tied in with a recommendation of Councillor Foley, submitted in the City Council under date of May 4th. He pointed out that we have not been developing neighborhood plans as far as desired and that the City has to take the initiative in bringing in new activities in areas that are deteriorating.

In commenting on the Municipal Research Bureau Report, Mr. Murray stated, in part: "I believe more effort should be directed towards a study of the smaller areas of the City, where deterioration has set in. For example the area on Washington Street between Northampton and Dudley Streets and the area between Washington Street and Shawmut Avenue should be given immediate consideration and study. The Hawes Estate comprises a little bit over an acre and the owners are ready to give up. They are having a problem of vandalism and are having trouble keeping units rented. If some private developer could pick up the Hawes Estate property, together with several city-owned lots in the area, I think something could be done along the lines that Halperin has been doing in the Flagg Street - East Lenox Street area. It is still possible to buy property, regardless of what anyone might tell you. We think eminent domain proceedings are always the answer, but this is not true. The kind of situation that I am trying to bring out is that you would have a developer interested before you would start disposing of individual lots; in other words, if a developer had something definite in mind as to use, the lots could be assembled for his particular purpose. Maybe three or four of us could sit down, get out those assessors' maps and bring them up to date. This is not the answer to the whole problem but we could make some progress. I will be happy to go to work on it."

At this point Mr. Hughes, the Building Commissioner, directed attention to Woodbury Street, off Washington Street, where, he claimed, over a dozen buildings had been taken down, with little much left for demolition. He voiced the opinion that this would be an excellent area to explore as a test case, and Mr. Murray agreed to study the situation and submit a report at the next meeting. Mr. Graham suggested that the entire matter be given further thought and that it be taken up again at our next meeting.

Mr. Graham then submitted a brief report on another Renewal area, upon which preliminary plans have been submitted to the Mayor for his review. Roughly, the area is bounded by Dudley Street to Washington Street, to Massachusetts Avenue, to the Railroad and then to some undetermined street along the Railroad route. Federal funds would be available for this area. However, the Planning Board has in mind another area adjacent to this proposed area that should be considered for renewal but, unfortunately, federal funds would not be available for this particular project.

Mr. Kelley, the Park Commissioner, informed Mr. Graham that his department was anxious to secure some land in the South End area for a large playground facility and to terminate the facility presently located in the central part of the New York Streets area. Mr. Graham informed him that two or three sites were available but, at this stage, the Planning Board could not propose a project where use would be limited to recreation. At the present time the Planning Board is endeavoring to come up with a plan that would consist of new housing in conjunction with a recreational facility. Two possibilities for a recreational facility in the South End area tie in with the possible erection of new schools, and another possibility is the locating of a recreational area between Tremont Street and Shawmut Avenue in the general vicinity of East Brookline, East Canton and Dedham Streets. However, Mr. Graham

pointed out, the latter proposal would require the taking of taxable property and this poses the question whether or not the City desires to take any additional property off the tax roles at the present time.

A discussion then ensued on a proposal of the Green Shoe Company to acquire additional land, to which reference was made at a previous meeting. A specific parcel of land in which they are interested is owned and controlled by the Park Department and Mr. Kelley, the Park Commissioner, pointed out that if it does not require an Act of the Legislature to dispose of it, he was quite certain that the Parks and Recreation Commission would approve the sale of the land to the Green Shoe Company.

Lloyd Sinclair submitted a brief report on Redevelopment Authority Projects, now pending or in process, as follows:

"The Housing and Home Finance Agency would not accept the Mattapan Project and negotiations with this agency have been terminated. However, the Authority has not thrown the project out as not being worthwhile and has hopes that interest will be stimulated among private developers. There have been 280 buildings demolished in the West End Development, which is far in advance of schedule -- We have less than 600 remaining to be demolished. Out of a total of 2600 families, 2000 have been relocated, leaving only a balance of 600 to be relocated. The Whitney Street Project, as you know, is still before the Council for action and we are hopeful that action will be taken in the very near future. There is nothing further to report on the Washington Park Project. We received word, however, that it was going to be accepted but actually have not received a letter to this effect. We know that funds are available and hope to receive final word before the end of the month."

Mr. Haley submitted a recommendation that a representative from the Redevelopment Authority, the Public Improvement Commission and the Real Property Board should meet occasionally to discuss matters of mutual interest. This recommendation was prompted by a proposal submitted to Mr. Haley and the Public Improvement Commission by a developer who desired to develop an area on the fringe of the Mattapan Project where, at his own expense, he offered to construct a street and install a sewer in conformity with P.I.C. regulations. However, because of the fact that the Redevelopment Authority had not finalized its plans on the Mattapan Project, the P.I.C. was unable to go ahead and approve the proposal as submitted. Mr. Sinclair stated that the Redevelopment Authority would be happy to sit in with both the P.I.C. and the Real Property Board at any time that such a similar situation might arise, and would be glad to cooperate and meet periodically if it was believed such an arrangement would be desirable.

Thomas McCormick submitted brief reports on the Mt. Bowdoin--Codman Improvement Area and the Blue Hill--Greenwood Area as follows:

"Regarding the Mt. Bowdoin--Codman Improvement Area, we had a meeting last Monday night which had a fairly good turnout. Some 20 residents were present and Vincent Ciampa was the speaker of the evening. He talked on organization but my only regret is that I could not have postponed the meeting

until September. The organization has been expanding but there is apt to be a let-down during the summer months. However, we are looking forward to expanding in September. The Lighting Program is going ahead satisfactorily -- some of the streets are being constructed and the Park Department is starting in to dig the pits for new trees, and this work should be completed this year. I have the same story to convey on Norfolk Hall. Nothing has been done to alleviate the situation."

At this point, John Murray stated: "There is a settlement in process right now in the Law Department regarding the Harry Silva properties, including Norfolk Hall, Woolsey Square and several others. There was court action on the Norfolk Hall case in March and the court gave Silva until June 1 to pay up or the Judge would enter a decree conveying title to the City. I don't know how it has come out -- the Law Department is working on it. If the City gets title, I believe we can demolish the property."

Tom Hughes, the Building Commissioner, then made reference to a dilapidated house on Melville Avenue, against which the Health Department has filed a complaint and wondered if there was anything new to report. John Murray agreed to follow it up and report his findings at the next meeting.

Regarding the Blue Hill--Greenwood Area, Tom McCormick reported: "Inspections started as of last Monday -- The Building Department has supplied two men as of this morning -- we have distributed the preliminary letter to one half the area and I am now anxious to see what the Citizens' Group will do on their own before I send out the letter to the balance of the area."

Mr. Ciampa made the following observation: "When you start moving into an area, the Citizens' Groups are anxious to get off their chests any feelings they have regarding necessary improvements, and this is to be expected. However, as soon as the City starts moving and shows interest in their problems, they begin saying good things about you, and this is the point from which they start moving on their own."

Paul Hines submitted the following report on the Rehabilitation and Conservation Committees: "The Urban Renewal Authority and Beacon Homes Inc. have finally come to terms on tearing down buildings on Whitney Street. Councillor Foley is ready to hold a public hearing and I am certain it will go through.

"The $4,000,000. Leahy Clinic Project, upon which we worked for two years, is finally going to become a reality. The Mayor was really the hero in this case. We had to acquire 300,000 ft. of land among 15 owners. However, they won't break ground for a couple of years. Plans call for a 12-story building, with a bridge across Fisher Avenue.

"With the Leahy Clinic construction, the proposed $10,000,000 Harvard Medical expansion on Huntington Avenue and the Whitney Street Project, the Rehabilitation Committees have certainly proved worthwhile. All of these projects came about as a result of the Parker Hill Committee and its tireless efforts and not as a result of the Chamber of Commerce, as Mr. Volpe would lead us to believe.

"Land was broken recently for the expansion of the ~~[illegible]~~ which took over the property owned by the Int'l Shoe Machinery Co. Pepsi-Cola Co. ~~[illegible]~~ on Soldiers Field Road in Brighton, and intend to employ 300 as against 100 currently employed.

"Another encouraging report concerns the building of a new Shopping Centre, but I cannot disclose the area at the present time. Another project concerns Housing for the Elderly that will be privately financed under Section 121 A. We hope to put up about 80 or 90 apartments, and rents should run in the vicinity of $50. a month.

"The South End Medical Center will expand. They will build over three blocks, extending from East Brookline Street to East Concord Street. They are going to put up two big apartment houses for nurses of the Massachusetts Memorial Hospital and for students of the Boston University Medical School. There is underway the construction of a $3,000,000. laboratory building opposite the Immaculate Conception Church on the site of the old orphanage. A medical building is now underway and is in the final planning stages. The Massachusetts Memorial Hospital is also anxious to acquire the East Newton Street Armory property. It is State-owned but, nevertheless, they might need a little City help before it goes through."

John Murray submitted the following report on Demolitions: "Right now we are trying to get cleaned up. I am compiling a list of properties demolished from Ward 1 through Ward 11. These are the heavy wards. We have about 300 cases in the mill. These are prospective demolitions, either by the City or owners, or repair jobs by the owners. We are getting a few cleared up every week and that is how it stands. The sale of lots is not going too well. However, we are getting more decrees now than in the past. Every once in a while we will get 12 to 15 decrees at one time. In Charlestown, the P.L.C. is taking an area for school purposes, and there will be at least a few lots in that area that we can dispose of through the taking."

Paul Hines then brought up the subject of the possible demolition of the High school in the South End, to which reference was made at previous meetings, to provide playground facilities. It was assumed that the School Buildings Department would make provision for demolition in their annual or supplementary budget, but the Director reported that neither budget contained a request for the $40,000. required. Mr. Kelley, the Park Commissioner, agreed to take the land for recreational purposes, provided the School Buildings Department stands the expense of demolition. He pointed out, however, that he would also need money to construct a playground, in the event the School Buildings Department secures demolition funds. The

building of the playground will depend on his securing additional funds for such construction. The Chairman agreed to take the matter up with the Mayor at the earliest possible date and ascertain his views on the matter.

Commissioner Kelley reported that a bill has been passed in the Legislature (which requires acceptance by the Parks & Recreation Commission and the Mayor) to erect two interior ice skating rinks, one at Cleveland Circle and the other at the site of the old Aquarium in South Boston. He is awaiting plans from the M.D.C.

The Chairman referred to an item appearing in the Mattapan Tribune, under date of May 7, 1959, setting forth the formation of a Study Group under the leadership of William F. J. Downes, President of Council "B" of the Progress Institute of the Greater Boston Real Estate Board, which group would analyze the problem of blight and deterioration in the Dorchester--Mattapan area. Both Mr. Hines and Mr. Graham claimed that, although they were aware of this group, no evidence of their plans or study have been brought to their attention to date.

The Chairman then referred to a resolution introduced by City Councillor Foley at the City Council Meeting of May 4, 1959, which reads as follows:

> Resolved, that the City Council xxxxxxxxxxxx respectfully requests the Boston Real Estate Board to formulate a plan which would make available to the City professional services of Board members in the field of real estate development and promotion, under circumstances where there would be no hint of favoritism or preference in selection of a realtor able to develop and promote a redevelopment plan for a specific parcel; be it further
> Resolved, that furtherance of this proposal would involve participation on a permanent basis of the Planning Board, the Law Department, the City Council and, presuming acceptance of our invitation, the Boston Real Estate Board.

Commenting on the above Resolution, the Chairman stated, in part: "This is a Resolution not for us to decide but one with which we should be familiar, and that is the main reason I have brought it up for discussion. Basically, the Councillor is referring to the present system of selling City property and, in essence, he claims that certain properties held by the City, which are sold generally by public auction, might lend themselves to a higher and better use if the various agencies he mentions were authorized to review the location of said properties and recommend disposal on a more planned basis than presently obtains." After general discussion on the resolution, it was agreed that it not only had merit but should be given favorable consideration by the representatives of departments who are members of this Committee.

Mr. Murray submitted the following comments: "I favor the Resolution subject to proper safeguards. In essence, the Councillor means that the present statutory requirements to sell at public auction only does not always work out, and the City would be better off in many instances if its representatives could sit down with a proposed re-user and negotiate a price and, of course, impose conditions to the effect that certain improvements would be accomplished within a certain period of time. We have done something along that line under the Demolition Program -- in some cases, after we razed a building, a prospective buyer would indicate an interest but we would sometimes have to wait two or three years before the property cleared the Land Court. We have always informed a proposed re-user that, if he could get a deed from the owner, we would make a recommendation to the Law Department for an abatement on a portion of the indebtedness against the parcel. What we have done in such cases -- we have had the land appraised and then recommended to the Law Department an abatement that would bring the price down to the appraised value. In one particular case, the total indebtedness was $8,000. We razed three buildings and the cost of demolition was $2100. There was a heavy tax delinquency covering five or six years on this property. In that case, the proposed re-user went to the Real Property Board looking for some land and they sent him to me. I discussed the matter with the Law Department after I learned that the property was assessed for $2200. and I informed the prospective buyer that, if he would give the City $2200, I would recommend an abatement of the balance of the indebtedness. When the appraisal came in, the appraiser told me that anything over $900. would be a pretty good proposition for the City and, inasmuch as I had more or less agreed on $2200, I went through with the sale on that basis. The buyer secured a clear title, a deed from the owner, release of all indebtedness against the property, and the City collected $2200.

"We have had similar cases in various sections of the City. In each case I generally write a memo to the Corporation Counsel, setting forth such factual information as I might have, giving the name of a prospective buyer and for what purpose he desires to use the land. I have had Bob Morgan give me his opinion in practically all of such cases. After the Law Department reviews each case, I then refer it to the Mayor's Rehabilitation Committee and then to the State Department of Corporations and Taxation and to the Board of Assessors for approval of recommended abatements. As you all know, we have been operating under Section 8 of Chapter 58 of the General Laws. I am in favor of the Councillor's recommendation but I believe it would require statutory amendments to permit the sale of foreclosed real estate by negotiated sale rather than by public auction."

Paul Hines commented: "Something has to be done to supplement the efforts of Urban Renewal. We must take these lots off the hands of the City -- many of them you could not give away -- there are two liens on most of these lots, a tax lien and a demolition lien."

Mr. Graham reported that the Mayor's Bill to increase the borrowing power of the City by 3% was killed, and voiced the opinion that no further action could be expected this year.

The Chairman adjourned the meeting at 12:10 P.M.

Attest:

L. W. Costello

Lawrence W. Costello,
Secretary.

URBAN RENEWAL COORDINATING COMMITTEE
July 9, 1959

A meeting of the Urban Renewal Coordinating Committee was held on Thursday, July 9, 1959, in the Planning Board Hearing Room, City Hall Annex, at 10:40 A.M.

Committee members present were the Chairman, Wm. Arthur Reilly; Robert M. Morgan, Kane Simonian, Donald M. Graham, Thomas J. McCormick, Thomas J. Hughes, Timothy J. O'Connor, Vincent Ciampa and Dr. John H. Cauley.

Others present were Edmund J. Morgan, Chief Building Inspector; Frank Gens, Health Department; Daniel Agnetta, Assistant to John Murray; James Crowley, Boston Housing Authority and Lloyd Sinclair, Boston Redevelopment Authority.

Due to vacations and other engagements, the following Committee members were unable to be present: Paul Hines, Robert P. Shea, Frank R. Kelley, Joseph W. Lund, William F. Lally and John A. Murray.

The reading of the minutes of the previous meeting was dispensed with, as each member had received a copy of same subsequent to the last meeting and, as no objections or dissensions were recorded, it was assumed that said minutes were automatically accepted.

The Chairman opened the meeting by referring to several news items contained in various publications received during the past month pertaining to urban renewal activities. One item contained in the Public Administration Bulletin of the American Society for Public Administration concerned the City of Philadelphia, where a group of home owners in a deteriorated neighborhood, not eligible for Federal assistance, formed a corporation to invest in selected buildings. These buildings were renovated and sold to owner-occupiers or to small investors for whom the corporation manages them as rental property. 26 units have been remodeled and the neighborhood recently became eligible for F.H.A.-insured mortgages. Among by-products from the efforts of this small group were widened citizen action that won stricter zoning, a new elementary school and a cooperative nursery school for the neighborhood.

Another item contained in the same publication concerned the City of Cleveland, where a neighborhood is well on its way to rehabilitation by building owners. Of 190 structures in this specific neighborhood, 25 are re-done, 110 are in the process, and 29 await financing. About $400,000 will be spent on the homes. A Committee of Bankers advises home owners on financing, and city officials help them to arrange appropriate borrowing. People who cannot get commercial loans may borrow from a Neighborhood Corporation, set up by residents and backed by a local development foundation, primarily to buy homes of persons refusing to go along with fix-up plans. The corporation also buys vacant land to re-sell for suitable development.

The Chairman then directed attention to an article appearing in the American Municipal News, which recommended the reading of the May issue of the "Journal of Housing", published by the National Association of Housing and Redevelopment officials, which devotes the entire issue to the subject of rehabilitation and how cities are coping with the special problems that crop up in attempts to get rehabilitation programs moving. Kane Simonian claimed that he read this article but was not too impressed from an informational viewpoint, as most of the information contained therein is a re-hash of problems with which the Redevelopment Authority, the Planning Board and this Committee are familiar.

Reference was then made by the Chairman to articles appearing in the Action Reporter, copies of which were forwarded by the Secretary to all Committee members prior to the meeting.

The Chairman reported that he received a letter from Dan Ahern of the Greater Boston Chamber of Commerce, informing him that the Chamber is going ahead with the publishing of a pamphlet which will contain a list of improvements that can be accomplished by home owners without being required to pay higher assessments. This pamphlet was initiated and planned through the joint cooperation of this Committee, the Planning Board, the Redevelopment Authority and the Assessing Department. The Greater Boston Chamber of Commerce, through the cooperation of the Boston College Research Bureau, is receiving funds from the Sears-Roebuck Foundation to cover the costs of printing. Mr. Sinclair produced a sample copy of the proposed pamphlet, which was passed among the members of the Committee for any suggestions as to any additions that might be considered which he believed could be added provided, of course, they met with the approval of the Assessor of Taxes. (No suggestions were submitted.) However, Kane Simonian remarked that, although he believed the over-all idea was worthwhile, he nevertheless thought that an individual could well spend the cost of a new house in repairs without getting his assessment increased. It appeared to him that this might be construed as a distortion of the Assessing laws, in order to offer special inducements for those who desire to spend thousands of dollars in improvements without the City receiving any benefit therefrom.

Mr. McCormick submitted brief reports as follows:
On the Mt. Bowdoin-Codman Improvement Area, he stated "The Mt. Bowdoin Citizens Group voted to suspend operations until September. However, I still receive requests for Stop signs and the construction of new sidewalks. Out of nine new streets promised, only four have been advertised, but I learned recently that, when the Public Improvement Commission advertises its next list of streets to be constructed, they will include the remaining five. I am happy to report that the petition filed by the Citizens Committee to up-grade the center of Washington Street was finally passed yesterday. It will not be official, however, until we file with the Building Department. This will change the local business area to residential. At the last meeting, a suggestion was made that operations could be expanded by the establishment of a permanent group to be financed by monthly dues or some other similar arrangement.

"Regarding the Blue Hill Greenwood area, the Citizens Organization has only two contacts, one of them being Representative Ansel's Ward 14 Citizens Group. We have been endeavoring to see what the Citizens Group can do on their own without depending upon the City to do things. Frank Gens informs me that his inspections will be completed within 3 or 4 weeks.

"I now have a third area in mind. I want to go out and look over another area to close out the Dorchester section." In pointing out the area he has in mind on a map, he stated: "One reason for selecting this section at the present time is to secure the cooperation of the North Dorchester Settlement House, which is located in the area, as I believe we can depend on them to carry on a Neighborhood Group. We will then move over into Jamaica Plain, where Vincent Ciampa has an active group. I have not given any thought as yet to a Citizens Group in the new area. We will endeavor to have the North Dorchester Settlement House handle it. I will prepare a map of this new area but do not intend to have any active meetings until September.

"I think we have had very good results on inspections in the Mt. Bowdoin area -- they were thorough all the way through. We had various combinations working in the Blue Hill--Greenwood area because the Building Department was unable to supply the man power. At the present time, the Building Department has two men here instead of three. To my mind, inspections of buildings are more important in this section. When we start a new area I hope we will get the three teams working together. I don't think the results in the Greenwood area were as good as in the Mt. Bowdoin area. We lost the Health Department girl who handled the listings of violations, but fortunately we were able to transfer her to our own staff." At this point Ed Morgan stated: "Where are we going to get the men and who is going to pay them? A Building Inspector has to be a qualified man. We have difficulty at the present time handling our every-day business, and the pressure from now on is going to be terrific. Many of the buildings in the city are old and there is always something happening every day. Although we have fewer buildings in the city, we have more work to perform because of the condition of these buildings."

Kane Simonian then submitted the following reports on Redevelopment Authority projects: "When you send a revision in plans or a revised application to the Federal authorities and anything is missing -- and there is bound to be -- the standard procedure is to return the entire application, and if anyone pressures them they have a standard answer, which is to the effect that they have not received a satisfactory application. That is what is happening on the West End Project at the present time. When a church is involved, the authorities want a letter from the church agreeing to the plans as proposed. In the case of St. Joseph's Church, they thought there should be some land held in abeyance, in the event they needed a school within 4 or 5 years to complete the development. This took some time to iron out, but everyone is happy now. The authorities received the final plans yesterday and promised to return them within a month, after which time we will go before the Council with a revised plan.

"In the New York Streets area, Druker has already sold a large tract of land to the Graybar Electric Co. and I am informed that two more parcels are being considered for sale at the present time, which would practically exhaust all lands they have. Rightfully, they want to extend the project to Castle Square. This seems to make sense. The area, as established, is a good industrial area and, as it develops, it will be much easier to bring in others. They want it done with City funds. I am inclined to believe it should be done with City Funds, regardless of cost. Since it has been indicated that the Government Centre would be extended to Staniford Street, I would much prefer to let that section of the West End go to the Federal Government and spend that money where you have something working for you. I don't know who is going to buy any Government Centre property and I would prefer going ahead with the New York Streets expansion.

"Regarding the Washington Park application, three weeks ago they claimed they were going to send it down to New York. However, we expect it to go through all right. The larger Roxbury Renewal area is dead unless a new substitute bill is passed by the present Congress in its closing days.

"It appears that the Whitney Street Project will be approved by the Council either on Monday next or the following Monday; they seemed favorable at the last hearing.

"Regarding our Supplementary Budget, we were supposed to have a hearing, but we have not been heard as yet. We hope they will give us some money for the Community Organizer. Some members of the Council think the Community Organizer should be hired by contract. Yesterday they presented qualifications for a social worker who would tackle trouble cases and suggested a contract for a year. So it looks as if we will have a community organizer and a social worker soon."

Lloyd Sinclair, referring to the copy of the proposed pamphlet circulated among the members, remarked, "A statement contained on the back of the pamphlet covers, in part, what we talked about at previous meetings. It states that the Assessing Department has always endeavored to permit the home owner to make repairs on his property without increasing the assessed value. However, if a combination of these repairs, resulting in complete modernization, were to result in a raise in rents, then the Assessing Department would have to review such cases in their true light. I think this gives the Assessing Department a loop hole.

"On the Mt. Bowdoin-Codman Improvement area, I would like to get the Urban Renewal plan prepared, in order to be eligible for F.H.A. insurance. There will be some who will want it and others who will be unable to get it, and this applies to the Roxbury Project also. There is nothing new on the Community Organizer -- we are waiting for the Supplementary Budget to be passed by the Council."

A brief discussion then ensued on the possible widening of Dover Street in connection with the Castle Square expansion. It was brought out that studies were made on the possible Dover Street widening some years ago and that reference should be made to these studies before any definite plans are considered.

The Chairman reported on the appointment of Thomas P. McCusker as Coordinator of the Boston Redevelopment Authority and expressed the opinion that he should be extended an invitation to become an active member of this Committee, to which all members agreed. The Secretary stated that he extended an invitation to Mr. McCusker to attend this meeting but, because of a busy schedule, he was unable to be present. The Chairman also pointed out that Mr. McCusker would serve as liaison to City departments and would be most helpful to Mr. McCormick in getting things done by City departments. It was agreed that a formal invitation should be extended to Mr. McCusker to join this Committee and attend all future meetings.

Mr. Donald Graham submitted the following report : "A new building site is being considered by the Federal Government in connection with the Government Centre Project. If present plans are changed, it will require the widening of School Street, Court Street and Washington Street, and would require additional work on the part of consultants. The time table, as we see it, indicates that the consultants report will be actually in the hands of city agencies by Labor Day. All reviews have to be in within three weeks time. We would like to have everything agreed upon by August 3rd so that a Redevelopment Plan and other papers could be reviewed and submitted to the City Council on or around Labor Day."

The Chairman then referred to the minutes of the last meeting, where reference was made by Mr. Haley of the Survey Division of the Public Works Department to the possible cooperation of the Redevelopment Authority on matters where private developers have indicated an interest in redeveloping areas adjacent to proposed Redevelopment Projects. Mr. Sinclair reported that the Authority has not been contacted by Mr. Haley or the P.I.C. since the last meeting, but assured the Chairman that as soon as his department is contacted with respect to any matters of this character, the Redevelopment Authority would be only too happy to cooperate in every way. Another matter mentioned in the previous minutes concerned a parcel of property on Melville Avenue, Dorchester, and Mr. Edmund Morgan reported that he has not had an opportunity to check on the matter since the last meeting but would contact Judge Shamon regarding the same at the earliest possible date.

Kane Simonian, returning to his report, stated: "The Authority has agreed to go along with the Mattapan Project. We have private developers interested -- we have checked them and found that they are well respected -- they have done considerable building in Long Island. We will have to spend in the vicinity of 1 1/2 million dollars of City money, but will get back 15%. It is a sound proposition, perfectly legal and proper, and should be as successful as the Whitney Street Project.

"The Federal Administrator, Mr. Floete, is desirous of transferring federal-owned land on Stuart Street as part payment for the site for the new Federal Building in the Government Centre Project. The General Counsel for the Redevelopment Authority ruled that a legislative amendment would be needed in order to permit the Authority to accept this land as part payment. The Authority voted to instruct the General Counsel to request Senator Powers to introduce special legislation to make this possible, so that when the Authority received the land as part payment it could sell it to the John Hancock Insurance Company, which company has indicated an interest in purchasing the lot for a new building site.

Commissioner O'Connor reported that he has heard nothing further on the Bowdoin Square Fire Station. He stated that he received a call from the architect some time ago and the architect informed him that, as soon as he received a definite answer from Mr. Callahan, he would be in touch with him again.

Regarding the City-owned piers which were auctioned off recently, Mr. Ed Morgan reported that he talked with Mr. Sampson, the new owner, and inquired as to whether or not he is making any plans for their use or development. He informed Mr. Morgan that he intends to make use of these properties, and Mr. Morgan suggested that he call on the Massachusetts Port Authority. Mr. Sampson agreed to call on the Port Authority, and the results of his call are not available at the present time.

The Chairman referred to a City Council Order introduced by Councillor Piemonte, requesting the Mayor to take immediate steps to make application for Federal reimbursements for lost tax revenue in Urban Renewal Projects. Kane Simonian outlined briefly the various legal obstacles involved and reported that he could produce 20 letters forwarded to the Law Department requesting a clarification of the tax credit issue, to which a reply has not been received to date. Mr. Robert Morgan suggested that the matter be brought to the attention of the Mayor in order to expedite opinions regarding issues of this character. It was pointed out that this is another reason why a Coordinator should be appointed at the earliest possible date to handle matters of this nature.

The Chairman adjourned the meeting at 11:40 A.M.

Attest:

Lawrence W. Costello,
Secretary.

Jm 05-461

MEMORANDUM OF CONFERENCE - URBAN RENEWAL

TUESDAY, SEPTEMBER 15, 1959, 3.00 P.M.

Messrs. Graham and McCormack of the Planning Board, Lloyd Sinclair of the Redevelopment Authority, Director of Demolition John Murray, and Vincent Ciampa, of U.C.S. attended a meeting with the Director of Administrative Services, William Arthur Reilly, for the purpose of reviewing the status of the Neighborhood Rehabilitation Program of the Urban Renewal Coordinating Committee and also to discuss the recommendations of the Boston Municipal Research Bureau on the report "Charting The Future Of Urban Renewal".

I. With reference to the latter a suggested course of action was approved. This course would incorporate the part time services of Lloyd Sinclair of the Redevelopment Authority, John Murray, Director of Demolition, and Miss Gladys Lyons of the Planning Board. Miss Lyons will be available to serve October 1st, and Colonel Paul Hines will be invited to participate in this work.

The assignment will be to make preliminary arrangements for the adoption of recommendations of the Municipal Research Bureau. Prior programs and current policies will be examined and the final program made ready for submission to the new Mayor in January. Interim reports of progress will be made at meetings of the Urban Renewal Coordinating Committee. Space will be provided by the Planning Board for the conferences and organization work contemplated. It was agreed that formal activation of the proposed Citizens' Committee at this time, would appear to be premature. It would

seem best to have a specific, complete program to present to the citizens' group, with indications that the program has the backing of the new administration.

Organization and meeting of the Citizens' Committee in the months of October, November, or December would be ineffectual other than to explain the program which the next administration might or might not accept.

II. An extended review of the code enforcement phases of the Neighborhood Rehabilitation Programs in the Mt. Bowdoin area, Blue Hill-Greenwood, and Ronan Park districts then took place.

Experience has shown that problems arise when local banks will not give mortgages, or where there exists no pool of banking funds available for loans, especially in areas where risks are considered high. For industrial development programs advance conferences with bankers usually result in financial support being provided for whatever action is agreed upon.

The barrier to rehabilitation of residential property in the South End and North Roxbury areas is the lack of facilities for financing. If a home-owner cannot borrow funds for repairs little progress can be made in these districts.

A second problem, which will be of special interest to the proposed new Director of Urban Renewal is the difficulty in securing citizen participation in certain districts.

Unless the city government provides funds for street repairs, improvement of recreational areas, street lighting, street signs, etc. initial citizen interest in rehabilitation movements rapidly declines.

When the city leads the way by scheduling and accomplishing tangible improvements private owners become encouraged to enter into privately-financed improvements of their own property. Therefore, it is necessary in any program of this type that the city be prepared to do what is necessary and that local banks be receptive to applications for loans for repairs to residences.

Through budget limitations the City Departments were unable to fulfill their scheduled construction and repair work in the Mt. Bowdoin area where 15,000 dwelling units exist and where a team of city inspectors completed a program of inspection and reasonable code enforcement. In this area, while a banking committee had been formed it did not prove to be effective. Two citizens' committees were organized and some progress was made through their efforts and support but disappointment was expressed at the failure of the city to perform some of the functions which were deemed desirable as part of the whole program.

In area 2 - the Greenwood section, there was little citizen interest because notice in advance had not been given to citizen groups before city inspectors were entering into a program of requiring improvements according to provisions of existing codes. Likewise, banking support was not effective.

Inspectors recently commenced to perform their duties as a team in area 3 - the Ronan Park section - but at this meeting it was decided it might be best if they discontinued for the present and devoted their efforts to a review of area I and re-inspections wherever necessary. A reorganized program for area 2 should be worked out then by the new Director of Urban

Renewal with citizens' groups, local public officials and banks before further code enforcement inspections take place.

In conclusion it was felt that the pilot programs undertaken so far had proved to be beneficial and had revealed the activities which need strengthening as described above. When readily visible evidence of successful work in areas 1 and 2 become apparent, the program for area 3 will be easier to accomplish and the whole schedule accelerated.

It was pointed out that New York City has started a program for which citizens are providing finances.

Mr. McCormack will prepare a report on the programs to date for the benefit of the Urban Renewal Coordinating Committee and the proposed new Urban Renewal organization. For the balance of the year concentration of activity will be in area I, so that plans can be made for the city to complete improvements in the area during 1960.

WM. ARTHUR REILLY.

URBAN RENEWAL COORDINATING COMMITTEE
September 24, 1959

A meeting of the Urban Renewal Coordinating Committee was held on Thursday, September 24, 1959, at the Planning Board Hearing Room, City Hall Annex, at 10:00 A.M.

All members of the Committee were present excepting Robert M. Morgan, who was out of town. Others present included James Crowley of the Boston Housing Authority; Edmund Morgan of the Building Department; Frank Gens of the Health Department; Lloyd Sinclair of the Boston Redevelopment Authority; and Daniel Agnetta, Assistant to Mr. John A. Murray.

The reading of the minutes of the previous meeting was dispensed with, as each member had received a copy of same subsequent to the last meeting and, as no objections or dissensions were raised, it was assumed that said minutes were automatically accepted.

The Chairman reported on a meeting held on September 15, 1959, attended by Messrs. Graham and McCormick of the Planning Board, Lloyd Sinclair of the Redevelopment Authority, John Murray, Director of Demolition, and Vincent Ciampa of the United Community Services, at which discussions were held on the recommendations of the Boston Municipal Research Bureau Report, entitled "Charting the Future of Urban Renewal", and the status of the Neighborhood Rehabilitation Program of the Committee was reviewed. As a result of this meeting, it was suggested that the following course of action be pursued on the recommendations of the Research Bureau Report, namely, that the services of Lloyd Sinclair be secured on a part time basis and that John Murray, Director of Demolition, and Miss Gladys Lyons of the Planning Board be assigned to make preliminary arrangements for the possible adoption of the Municipal Research Bureau recommendations. Prior programs and current policies will be examined by this group, and the final program made ready for submission to the new Mayor in January. The Chairman pointed out that the Research Bureau, in its report, recommends the appointment of an Urban Renewal Director at $15,000. a year, which would be on the same level as the Director of Administrative Services. In order to activate and inaugurate the recommendations of the Research Bureau, it is necessary to summarize actions of this Committee to date and, in this connection, Mr. McCormick has prepared a summary report of the Inspection Program in areas 1, 2 and 3 which will be incorporated as part of said minutes. This report was compiled as a result of the meeting of September 15th, and further reports from the sub-committee are anticipated from now until the end of the year.

All members expressed agreement on the appointment of the sub-committee, but Mr. Lund desired to discuss the assignment of Lloyd Sinclair with the members of the Redevelopment Authority before a formal vote is taken on the recommendation. It was agreed to postpone action until the next meeting.

A discussion then developed on the three inspection areas involved, namely,

a) Mt. Bowdoin - Codman Improvement Area
b) Blue Hill - Greenwood Area
c) Ronan Park Area.

The Chairman recommended that plans for inspecting Area C be postponed temporarily and that attention be focused on Areas A and B for the balance of the year, but more especially Area A. Committee members agreed to this approach and it was the consensus that if we centered our operation on Area A and performed a first-class job, it would be a good demonstration of team work and would be an incentive for people located in Areas B and C to become more active and more anxious to conserve and rehabilitate their own particular communities. Citizens' participation and cooperation, coupled with cooperation from business and bankers in the various areas involved, would inspire and encourage those, who are reluctant to improve their properties, to act quickly in making their properties more livable and attractive. The Chairman pointed out that experience has taught us that going into an area without citizen participation, as was the case in Area 2, will not work. We should formulate plans well in advance before we move into an area, and these plans should incorporate the assurance of a strong citizen participation and the cooperation of the bankers before actual inspections are initiated.

Mr. Murray submitted the following report on demolition: "Both the Health and Buildings Departments have been most active during the past two months in cleaning up the balance of cases we have on file. In the matter of selling some of the city-owned properties (not tax title properties) I would like to bring to your attention the Neponset Circle Fire House. I looked into the matter to see whether or not it could be sold or fixed up, after receiving quite a few complaints about it. I found out that several people expressed an interest in acquiring the property. One was a veteran's organization, and at least three or four other people expressed a desire to acquire the property for business use, which of course would have provided some tax revenue for the City. I found out later that the City Council was unwilling to transfer the property to the Real Property Department because Committee members in the Council felt that city-owned properties should be offered at negotiated sale rather than public auction. There are several other properties in the same status as the Neponset Circle property and the reason I wrote to the Chairman was to secure the Committee's reaction and to ascertain whether or not we could do something in the matter. There has never been any agreement between the Council and the administration with respect to the policies of dispensing of buildings of that type. I know, at one time several months ago, Kane Simonian suggested that the City examine all publicly-owned properties with the idea of getting them back on the tax rolls."

The Chairman reported that this subject was touched upon in the Municipal Bureau Research Study and that the Mayor was in favor of the Bureau's over-all recommendations. Mr. Reilly pointed out that the sub-committee, appointed to study the Research Bureau Report, would be in a position to consider such proposals, and set them up in such a form that, if the new administration approves of the same, the new administration would be ready to

any
adopt of these new procedures without delay. The objectives would be the same as proposed by the present administration but the manner of approach would be different. Kane Simonian suggested that a survey be made and an inventory taken of all such properties, so that a new group, or a new Director, or a new Mayor could decide on a definite policy when they take over the first of the year. Mr. Lund reported that the Redevelopment Authority did not receive the Municipal Research Bureau Report with any enthusiasm and it would have to be discussed further before the members of the Authority would approve of any changes in procedures at the present time. He stated that the Authority would take this matter up within the next couple of weeks.

Mr. Kelley, the Park Commissioner, reported that his Department was in the process of taking Girls' High School for demolition purposes and has asked for an appropriation of $50,000. for this purpose. Simultaneously, the Mayor is endeavoring to secure funds, through transfer or otherwise, to construct a playground on this site. Several members of the Committee expressed their approval of this move which, it was agreed, would result in the reactivation of the South End Improvement Committee, which Committee has been doing excellent work but has been hampered in its progress because of delays in securing definite decisions from local authorities. Local authorities have also been hampered in effecting planned improvements due to many factors for which City officials themselves are not responsible.

Mr. Lund submitted brief reports on the following projects:

a) "West End -- Financing through F.H.A. has taken a major step forward during the past three weeks. All zoning adjustments required to fit the plan in the area have been approved and we are hopeful that we can start construction before the end of the year.

b) "The Whitney Street Project has been approved by the Council, and the Loan Order has gone through -- we are about ready to move here within the next two weeks.

c) "Roxbury Renewal Project -- Our application has been received in the New York office and they assured us that they would expedite it and also assured us of their continued interest.

"We have been spending a lot of time on the Government Center Project but I understand Donald Graham is going to report on that. Everything is pretty generally known. We are making a strong attempt to make the pattern acceptable to Mr. Floete.

"In the New York Streets Area, we understand a new building is going up in the near future and there is another in prospect. If one more building goes in here, we think the next logical step would be to expand the area, as previously planned.

"Mattapan Project -- We have been negotiating with two or three private developers but have not come up with anything definite as yet."

Donald Graham reported that the Government Center progress at the present time is stymied while negotiations are going on to make adjustments that will be suitable to Mr. Floete.

The Chairman reported on a news item contained in the morning papers regarding the availability of funds for Urban Renewal. The President signed a bill providing for $350,000,000 nationally for the fiscal year 1959, and an additional $300,000,000 for the fiscal year 1960. Pending the passage of this legislation, several of the Boston planned projects have been delayed and held in abeyance, but the Chairman pointed out that we now have working capital upon which we can rely in order to keep all planned programs moving.

Mr. Paul Hines gave the following brief reports:

"It looks as though we are going to have a $3,000,000 development on the Coleman land in South Boston. Two principal leases have already been signed.

"There is an organization from the mid-west endeavoring to locate on the waterfront, and they desire to put up a $2,000,000. building. We are working with them. I would recommend that we consider seriously taking in the new Port Director on our over-all planning committee. The Port Authority has the job of rehabilitating the entire waterfront. I took a waterfront trip with John Halloran last week and I think he would be very helpful to us, provided he accepted membership on this committee.

"Regarding Charlestown, John Murray and I were over there last week. The story is still the same. Property owners in this area just cannot get financing for rehabilitation. We should keep in close touch with Gilbert Hood, who is in charge of rehabilitation in this area.

"M.I.T. is to make a study of the entire South Boston area for this Committee in the fall, and we should recommend to the next administration that the waterfront Committee be kept intact.

"The Navy owns 50 acres of land in South Boston, backing up to the waterfront, and the Port Authority is negotiating with them to take this land over for development purposes."

General discussion developed on the Charlestown and South Boston areas, with Ed Morgan of the Building Department pointing out that people in the Charlestown area are not moving away and many who had moved away are now returning, which is a good omen. Paul Hines claimed that, in the South Boston area, the Mayor's Rehabilitation Committee has done a splendid job, particularly in the area bounded by Dorchester Street, Broadway and

Old Colony Boulevard to the waterfront. People in the area have been improving their homes and the area has taken on a "new look".

Mr. McCormick claimed that further consideration should be given to the policy adopted recently regarding approval of land use by the Planning Board before sale by the Real Property Department. Although the plan has worked out satisfactorily, there are a few cases where the Chairman of the Real Property Board would not guarantee that they would sell a property with zoning restrictions on it. Through a gentlemen's agreement, Mr. Carp has been disposing of some properties without restrictions. Mr. McCormick recommended that the original procedure be developed further.

The Chairman distributed copies of a new pamphlet, compiled by the Redevelopment Authority in cooperation with the Assessing Department, the Greater Boston Chamber of Commerce, the Sears Roebuck Foundation and the Boston College Seminar Group. He reported that representatives of the various organizations mentioned were to meet at the Mayor's Office, together with this Committee, for the purpose of publicizing and explaining the contents of this pamphlet, entitled "Official List - Home Improvements You Can Make with No Tax Increase".

The Chairman adjourned the meeting at 10:45 A.M. and re-convened in the Mayor's Office at 11:00 A.M.

His Honor, the Mayor, opened the meeting at his office at 11:05 A.M. Those attending this meeting, in addition to Urban Renewal Committee members, included Rev. W. Seavey Joyce, S.J., Dean of the College of Business Administration, Boston College; Timothy J. Regan, Chairman, City Planning Board; Earle R. Barnard, City Assessor; Thomas A. McDermott and John Tirrell, Public Relations Division, Sears Roebuck Company; James G. Robert, Executive VicePresident, Greater Boston Chamber of Commerce; and three newspaper representatives.

The remarks of His Honor, the Mayor, in part, follow herewith:

"With the help and cooperation of Sears Roebuck, the Greater Boston Chamber of Commerce and the Boston College Seminars, we have accomplished something which should have been done sometime ago, and I assure this group that I appreciate your cooperation and assistance very much --- first, because it indicates a common interest in a common problem that we have in the City of Boston, and also indicates that there are agencies outside of the city government that are cognizant of the problem and are anxious to help in a concrete way. This pamphlet is very interesting and contains the information people are always inquiring about, namely, "What can I do to improve my home without having my assessment increased?"

"If we get a wide distribution, and I am certain we will, it will allay a great many fears that many of the people have been subject to for a long period of time. From now on, assessments will not be raised unless properties are improved to a great extent, like adding a new room or making

improvements of a substantial nature. This pamphlet should clear up the situation very well indeed. This is part of our Redevelopment and Rehabilitation Programs throughout the City. Redevelopment, in the minds of some people, is a process of going into a section like the West End, demolishing property and rebuilding. That is only one feature of it. That is not the only way to rehabilitate our City.

"We have a program now in the Roxbury - Dorchester Area, which is a long range program and which will require a tremendous amount of rehabilitation. The President signed a new Act in Washington yesterday providing us with some money in that direction. We have demolished some 1800 structures in Boston up to the present time. That seems rather inconceivable that we have demolished that many structures and that we have not hit the bottom as yet. This whole program of Urban Renewal, Urban Redevelopment and Urban Rehabilitation has a long way to go yet, and one of the effective ways to combat decay and the blight of the city, which has been jumping with alarming speed, is a program of rehabilitation on the part of owners themselves. A wide-spread distribution of this pamphlet should have a most stimulating effect on home improvements in all parts of the city. I think this sort of an assurance to property owners is something that will spur them on and help the whole Urban Renewal Program. I am very grateful to the Chamber of Commerce, Sears Roebuck and Boston College for their help and assistance in this matter.

"In speaking of neighborhoods, I was down in the Roxbury District the other evening looking over the neighborhood where I was brought up as a boy, near St. Philip's Church. This was quite a nice neighborhood at one time, and the immigrants that came here some 80 or 90 years ago took pride in their residences. However, this generation has either died out or moved away and the entire area has been deteriorating rapidly. Some of the old streets are completely gone. This is a neighborhood that needs rehabilitation, perhaps of a different nature. As you travel through the City today, you see several areas where the germ of blight has already begun to appear, and yet there are good, solid types of residences in those areas and those who own them are now assured that we will not clamp down on them if they decide to renovate and improve their properties. Let me again thank the various agencies, outside of our official family, that have so graciously extended their aid and assistance in making this program successful."

At this point, His Honor, the Mayor asked the Director of Administrative Services, Wm. Arthur Reilly, to say a few words on the subject. Mr. Reilly, on behalf of the Urban Renewal Coordinating Committee, thanked the various agencies involved and gave a little background on how the pamphlet actually came into being, with Boston College, the Chamber of Commerce and the Sears Foundation cooperating. He stated "The Chamber of Commerce conceived the idea, ran into a little money trouble along the way, and importuned the Boston College Research Bureau to participate in order to ascertain where funds for the printing of the pamphlet might be available, resulting in the Sears Foundation supplying funds for

printing of 20,000 copies. The actual work on the pamphlet was performed by Dan Ahearn and Tom Moccia of the Urban Development Department of the Chamber of Commerce, together with Lloyd Sinclair of the Boston Redevelopment Authority. Already there are demands from banks for copies to the extent of 50,000. We have only 20,000 and we are hoping some civic minded individual or group of individuals will come along and print the balance needed at a low cost. If there are any agencies in our community that are willing to print additional copies, I assure you we will be most receptive and cooperative. This is the first of a series of pamphlets we have in mind. The second will be on financing and will tell the property owner how he goes about securing the funds necessary for renovations and repairs. I am certain we could distribute 500,000 of these pamphlets if they were available. The Sears Foundation is leading the way in showing our resident industries that they can participate in beautifying and improving our general appearance. We hope that this pilot demonstration will be multiplied by others in the community. In the matter of distribution, we have set up the following schedule:

> The Chamber of Commerce will distribute pamphlets to banks and financial institutions, local Chambers of Commerce and the Retail Trade Boards; the Redevelopment Authority will distribute to property owners in the Roxbury Renewal Area; Boston College will distribute to all the professional groups, such as, the Master Builders Association, the Boston Real Estate Board, the Boston Board of Underwriters, etc.; and the Planning Board will distribute to United Community Services, local chapters and affiliated agencies, the Mayor's Neighborhood Rehabilitation Committee, local Neighborhood Associations, City inspectional departments, etc.; and the United Community Services, in turn, will distribute copies to the Housing Association of Metropolitan Boston.

That, in essence, is the background of the pamphlet itself and the work that has gone into it."

Reverend Father Joyce made the following remarks in part: "We were delighted to have some part in this worthy program and are grateful to the Sears Foundation, the Chamber of Commerce and the various city agencies involved. Rehabilitation is one of the most pressing problems in the City. When we talk about renewal and redevelopment, we are talking about demolition and rebuilding. On the other hand, when we are talking about rehabilitation, we are talking about conserving and preserving many wonderful areas that, with a little cooperation from property owners, can be restored to a healthy condition. People in the educational field are aware of the possibilities of a well planned program and, if these pamphlets can help and educate property owners in what they can do without being assessed, they will serve a very wonderful purpose, and we are hopeful that they will. The success of this effort itself will depend upon the interest and cooperation of the vast varieties of agencies in the community and particularly upon the cooperation of families in renewal areas."

Mr. McDermott and Mr. Tirrell of the Sears Roebuck organization, Joseph Lund of the Redevelopment Authority, Earle Barnard the City Assessor, Timothy J. Regan of the Planning Board and Mr. Robert of the Chamber of Commerce contributed brief words of encouragement to the group assembled and expressed mutual thanks for the opportunity afforded them to serve the City in this all-important work.

His Honor, the Mayor, prior to adjourning the meeting, again thanked those present for their fine spirit of cooperation and expressed regrets that he was leaving the Office of Mayor this year, just when he was in a position to see a little daylight as a result of his endeavors over the past several years.

His Honor, the Mayor, then adjourned the meeting at 11:30 A.M.

Attest:

L. H. Costello

Lawrence W. Costello,
Secretary.

gtv03-42

BOSTON | CITY PLANNING DEPARTMENT

1108 CITY HALL ANNEX, BOSTON 8, MASS, LA. 3-5100

Donald M. Graham, *Planning Administrator* Thomas E. McCormick, *Director of Planning*

September 23, 1959

William Arthur Reilly, Chairman
Mayor's Coordinating Committee on Urban Renewal
50 City Hall
Boston, 8, Massachusetts

Dear Mr. Reilly:

In accordance with your request, I am forwarding herewith a supplementary report on Renewal Activity in the Mt. Bowdoin-Codman Improvement Area in Dorchester. Following instructions, the intent of this report is to be specific regarding operational factors. Due to the time limitation, the report is actually a simple statement on conditions as they appeared to me and I trust it will provide some material for a review discussion of improvement areas.

I am very grateful for the very fine and prompt cooperation I received from department heads and city officials. Any problems that arose were due to red tape difficulties or man power shortages. I also appreciate the contacts provided by the United Community Services and the Dorchester R ? C Committee in establishing the Citizens Committee.

I cannot refrain from stating my feeling that the project was generally successful and beneficial. The test on continuity of the program will be made when the Citizens Committee reconvenes in October.

Very truly yours,

Thomas L. McCormick
Director of Planning

BOARD: Timothy J. Regan, Jr., *Chairman* • Joseph A. Mitchell, *Vice-Chairman* • H. Daland Chandler • Frederick A. Davis
Margaret Divver • Carl Dreyfus • Edward C. Keane • Harry J. Keefe • Robert A. MacLellan • Mary T. Downey, *Secretary*

September 23, 1959

Thomas E. McCormick

Supplementary Report on Mt. Bowdoin-Codman Improvement Area

Preface

To my knowledge, most of the written articles on code inspection and enforcement programs have concerned sub-standard and rehabilitation areas. There has been very little written on experiences and results in genuine conservation areas. At the Minneapolis Conference of the A.S.P.O., a session was devoted to the conservation phase of urban renewal. With few exceptions it was admitted that there has been no great success as yet in carrying out conservation work. The consensus was that cities on their own are hard put to meet the problems of financing the so-called "unassisted areas" and that some federal assistance should be made available, at least F. H. A. assistance, particularly where stimulation of an investment interest is needed. In particular I would like to make the point that in a truly conservation area, though many code violations may be corrected and much voluntary fixing up may take place, the changes are not immediately perceptible in taking an over-all view of the neighborhood, since little, if any, demolition, structural, or physical changes are involved.

Introduction

A mimeographed six-page report on renewal activity in the pilot Mt. Bowdoin-Codman Improvement Area, dated on March 27, 1959, dealt with the program, expenses, code inspection results, and briefly the citizen committee activity with a few recommendations. The citizens committee continued to meet through June when it voted to adjourn for the summer. At the June meeting two recess committees were appointed; one, to plan the establishment of the committee on a permanent basis, and to set up a slate of new officers, since the incumbents requested to be relieved; the other, to consider financial aspects and interview some of the local merchants with regard to contributions to the program.

At the June meeting, satisfaction with its accomplishments was expressed and evidenced by the desire to continue. A meeting has now been posted for October 5, 1959.

Critical Aspects

INCENTIVES-To stimulate citizen activity an incentive must be supplied. The most desirable incentive is an ardor to refreshen the environment of the neighborhood through private action. Improved "municipal housekeeping" is necessarily complementary to this private action, but the acme of desire would be a genuine wish to freshen up the citizen's own premises. In the Mt.Bowdoin-Codman area, the first motivating stimulus to action was the hope that through city action a small pocket of blight in the northwest corner of the area could be eliminated and that the migration of a lower income group could be stopped. The second incentive was improved

"municipal housekeeping". The "do it yourself" incentive has been with few exceptions, not inspiring.

PUBLIC WORKS On June 12, 1958, a survey of street work was completed by the Public Works Department and a program recommended for 1959, since all 1958 funds were committed. Following letters of September 30 and November 28, requesting that assignments be made in the 1959 budget the Public Works Commissioner in a letter dated December 10,assured us that the programmed streets and sidewalk work would be advertised in the spring of 1959.

As it turned out, six of the nine streets to be reconstructed were completed during the summer. Three of the streets were held over for another contract which has not yet been executed. The nine streets listed for sidewalk repairs were not done because of a severe cut in the budget. A letter has been forwarded to the Commissioner of Public Works requesting that these streets be given priority in the event a second contract for sidewalk repair is executed this year.

Allowing for the fact that the past year was unusual because of exceptional budget difficulties, the lesson on timing is that the programming and budgeting for street work should be done in the fall preceding the year in which activity is to take place in improvement areas. And, most important, funds for work in improvement areas should be labelled or segregated in the budget request so that those in authority will be aware of the situation when wielding the pruning knife. This also means advanced planning in the selection of improvement areas.

Concerning improvements in street lighting, 22 streets were programmed for new lighting. 90% of this work has been completed. The expediting of this matter was helped by the fact that lighting can be installed during the winter months and standing contracts are in force with the Edison Company regarding lighting service and installations, the city being responsible for a service charge which amounted to $5,000 for this area and the Blue Hill-Greenwood area which was also serviced.

Street sanitary work, refuse disposal and street cleaning, was handled on a complaint basis. Complaints on disposal were handled promptly and six litter containers were promptly installed at requested locations. A bothersome complaint involved the cleaning of business streets. A machine sweeper is used once a week and there is the problem of parked cars, which is remedied somewhat by a man and cart follow-up. The people feel that this has no apparent effect since the street quickly becomes littered again. Their remedy is to clean the streets oftener - increasing the tax burden- when obviously this is the fault of the public and requires year round education and enforcement of anti-litter ordinances.

PARK DEPARTMENT- Concerning tree planting, our program was concerned only with streets and sidewalks to be reconstructed. Several of the streets listed on the program were found to be too narrow for tree planting and of course none were planted on the unrepaired sidewalks. Tree pits were dug at regular intervals on one reconstructed street and there were many

objections from people who did not want trees in front of their houses. Unhappily this street was not included in a survey that had been conducted through a house to house distribution of mimeographed questionnaires, requesting the occupant to mail his preference to the secretary of the citizens committee. The response was poor only twenty-eight people signifying an affirmative answer out of twelve streets surveyed. It would appear that in future areas more intensive work (personal calls) should be required of a citizens subcommittee before embarking on a tree planting program. Getting volunteers for this work was a problem and that is why the paper questionnaire was used.

Besides tree planting the Park Department had signified its intention of making minor repairs in two playgrounds and re-sodding Mt.Bowdoin Green. The latter was not done,presumably because of budget limitations. Here again specific labelling of priorities is required.

Aside from budget difficulties the cooperation by the city department was good. The Traffic Commission on two occasions quickly installed slow (children)signs, the Public Works was prompt in sending out inspectors to check on disposal complaints, possible sewer leaks, etc. The several divisions of the Public Works, the Park, Traffic, Building and Police Departments agreeably assigned speakers for evening meetings. Faults with "municipal housekeeping"are thus due to the system, specifically budget handling, rather than personnel or operations.

CODE INSPECTION- Turning to code inspection and enforcement,here again faults, many, are those of method or system more particularly regarding re-inspections. The report of March 27, summarized violations by number and type. It also recorded that re-inspections had been made and that there had been 100% compliance on fire regulations. Similarly Health Department records recorded that out of 263 health violations only seventeen had not been abated at that time. Enforcement on building code violations is a very much slower process. The statement was made that out of 511 violations, 261 had been abated, 190 were still in process and 60 cases entered for court action, some of which had been adjudicated. Presumably in the past six months this record has greatly improved and follow-ups on some cases are still being made.

The deficiency here is that no segregated record was assembled of either the actual number of abatements or of building permits for alteration and repairs,which would include those by voluntary action. At the time of the report this was requested but dropped because of man power shortage. In order to complete the record, the building department should carry out this function.

Another matter of concern is that of razing or renovating decrepit buildings. People are impatient with the length of the process to foreclose on property,etc.Vacant stores even though non-conforming cannot be removed unless they can be condemned as hazardous. A coat of cheap paint with new locks on garage doors can still look shabby.

A final matter on inspections. It would appear from the records that inspections in the Blue-Hill-Greenwood area (a more unfavorable area) have not been as concentrated as in the Mt. Bowdoin Area. A tally of a month ago showed that relatively only 40% of the number of violations are being recorded as compared with Mt. Bowdoin. A conference with the inspections chiefs disclosed that they had felt that inspection had been too intensive in Mt.Bowdoin, that many picayune cases had been reported and they had directed that inspectors direct their efforts toward more important violations.

MORTGAGE INFORMATION - In October, the Chairman of the Dorchester Renewal and Conservation Committee,scheduled a meeting of banker members of that committee for the purpose of organizing an advisory committee to provide advice and service to property owners regarding loans and mortgages. Since only two attended, a follow-up letter and telephone check was made to these members for an October 28 meeting, resulting in an attendance of five. This committee got bogged down on costs and method of handling a publicity campaign and did not get off the ground. In this are the non-function of this committee was not vital since there were but two inquiries regarding loans. In a practical sense a committee of this sort should ne organized on a sectional or city-wide basis and not just for one neighborhood.

PUBLICITY - Material was supplied to local papers before each meeting and the papers responded with generous space and a page one headline. The Public Works Survey Division took

"before pictures" of several streets to be reconstructed. When the streets have been finally completed,"after"pictures can be taken. However, it does not promise to be successful as far as an altered view is concerned, particularly since there was no tree planting on these streets.

URBAN RENEWAL COORDINATING COMMITTEE
October 22, 1959

A meeting of the Urban Renewal Coordinating Committee was held on Thursday, October 22, 1959, at the Planning Board Hearing Room, City Hall Annex, at 10:45 A.M.

Committee members present included Wm. Arthur Reilly, Chairman; Donald M. Graham; Thomas J. Hughes; Robert M. Morgan; Thomas J. McCormick; Timothy J. O'Connor; John A. Murray; and Vincent Ciampa. The following members were unable to be present because of other commitments:
Dr. John H. Cauley, Paul H. Hines, Robert P. Shea, Frank R. Kelley, Joseph W. Lund, Kane Simonian and William F. Lally. However, Mr. Lund and Mr. Simonian were represented by Lloyd Sinclair; Dr. Cauley by Frank Gens. Others present included Edmund Morgan, Chief Inspector of the Building Department, and Daniel Agnetta, Assistant to the Director of Demolition.

Prior to the opening of the meeting, Mr. Costello distributed copies of the "Action Reporter".

The reading of the minutes of the previous meeting was dispensed with, as each member had received a copy of same subsequent to the last meeting and, as no objections or dissensions were raised, it was assumed that said minutes were automatically accepted and approved.

At the request of the Chairman, Mr. McCormick submitted the following report:

"In accordance with the request of this Committee, I have already submitted a supplementary report, dated September 23, 1959, on Renewal Activity in the Mt. Bowdoin-Codman Improvement Area in Dorchester. I was out to this area on Monday night and found that the Citizens' Committee has a new slate of officers. They intend to hold business meetings for a change, and will attempt to build up a permanent organization with dues-paying members rather than confining meetings to a group of speakers.

"Inspections have been completed in the Greenwood area, but inspections were not as extensive as they were in the Mt. Bowdoin area. We met with three or four representatives of the Ward 14 Committee and they are endeavoring to reactivate citizens' participation here."

Mr. Edmund Morgan interrupted at this point and stated that the Building Department has two inspectors in the Mt. Bowdoin area at the present time, and the area has been pretty well cleaned up. He estimated that there are about 30 to 35 minor complaints to be adjusted, and assured the Committee that these would be adjusted in the immediate future. Mr. McCormick then reported that the Public Works Department had awarded a contract for the remaining streets in the Mt. Bowdoin area and have advertized for six streets in the Blue Hill-Greenwood area. He reported further that there are nine sidewalks in the Mt. Bowdoin area which still have to be

done but, unfortunately, because of lack of funds in the budget, they cannot be done this year. The Chairman remarked that provision for sufficient funds in the 1960 budget must be considered when budget requests are being prepared.

Mr. Ciampa reported that the Dorchester Housing group made a house to house survey of the M . Bowdoin area and found that many people in the better sections of the area were unaware of the program that was going on, which proved that many people don't read the local Dorchester paper. He recommended that we give some thought to extending our areas of communication in order that a larger number of people would be reached than is being reached at the present time. He then referred to the Norwell Street area and inquired as to what was being done by the Planning Board. Mr. Graham, the Planning Administrator, stated that the Planning Board has come up with several recommendations or plans, but has not made a definite recommendation as yet. After brief discussion on the matter and after a motion was made by Mr. O'Connor and seconded by Mr. Ciampa, it was

> VOTED: To have the Planning Board submit, at an early date, either a definite or alternate plan or plans for the improvement of the Norwell Street area.

Reverting back to the discussion initiated by Mr. Ciampa regarding the possible expansion of our present system of circulating information throughout a district being considered for Urban Renewal activities, Mr. McCormick stated: "In the Mt. Bowdoin district we had planned to run a full-page ad in the local newspaper and distribute pamphlets from door to door. However, funds were unavailable, and it was necessary to change our plans. Ninety percent of lighting work on 22 streets in this area has been completed. However, people believe that something bigger should have been done. The problem now is to keep the local committee active."

The Chairman was of the opinion that there was no further need for an active committee in view of the fact that the area has been practically completed, but Mr. Ciampa pointed out that in order to maintain the area and keep it up to par, an active committee is necessary. It was requested by Mr. McCormick and Mr. Sinclair that an effort be made by the Building Department to produce more accurate figures on the number of permits issued in the Mt. Bowdoin area for remodelling, renovations and repairs, so that we can arrive at some figure to apply to the voluntary work performed by home owners in the area. Mr. Edmund Morgan believed that he could come up with a figure that would not be too far out of line with the actual work accomplished.

In the absence of both Mr. Lund and Mr. Simonian, the Chairman suggested that Mr. Sinclair submit a report on the various projects under control of the Redevelopment Authority and a progress report on the proposed Office of Redevelopment as recommended by the Boston Municipal Research Bureau. Mr. Lloyd's remarks, in part, follow herewith: "Insofar as my program goes, at the September 15th meeting it was suggested,

in order to aid Mr. McCormick, that I might start on the organizing of a citizens group, presently designated as the Ward 14 Citizens Committee. Two meetings have been held with the group, one on October 5th and the other on October 15th. They are not completely organized as yet, and a complete sense of direction is still lacking. The Chairman, a man named Tucker, has not been able to attend the two previous meetings, and out of the four persons who I met, only one lived in the area. However, they have indicated that they are interested in setting up a demonstration project in the area, but I informed them that the City would not participate in such a project unless they have a specific program outlined. Tom McCormick and John Murray attended the second meeting, and John Murray answered many questions concerning his demolition program. We will continue to have weekly meetings and if anyone from this committee desires to join with us at any of these meetings, he is entirely welcome. In the meantime, we will discuss a program for the area and hope, by the beginning of next year, that we will be able to present a more definite program insofar as commitments from the City are concerned.

"Regarding the status of the various Urban Renewal projects, I submit the following:

"Government Center Project

Plans cannot be completed for the project until negotiations with Mr. Floete of General Service Administration on the proposed Federal office building site have been resolved. To date, Mr. Floete has agreed to an alternate (to "newspaper row" site) site but has rejected further consideration of the Sudbury-Hanover site. Further, Mr. Floete has again requested the proposed City Hall site (Cornhill to Hanover) for the Federal building. A visit to Washington by Mayor Hynes and Mr. Simonian is scheduled for next week to review the exchange of the proposed City Hall and Federal Building sites.

The Authority is now considering the preparation of an application to U.R.A. for a Capital Grant Reservation for the Government Center, since the project is now eligible for Federal Aid under the 1959 Housing Act. Current estimates indicate that the City of Boston will save approximately $7 million if the project becomes federally aided.

"West End Redevelopment Project

The Authority is proceeding with relocation and demolition in advance of schedule. To date: approximately 450 families remain out of approximately 2580 on site originally, and 460 buildings remain out of 876 with 150 additional buildings released to the contractor for demolition.

The West End Revised Redevelopment Plan has received preliminary approval from U.R.A.

Copies of the Revised plan are available to members of the Coordinating Committee.

The Authority will shortly present the revised plan to the Boston City Council although official approval of the plan by the City Council is not required. It is hoped that new construction will be underway by December.

"Mattapan Redevelopment Project

Negotiations with several private redevelopers are still underway to develop the area as a city project without federal aid. F.H.A. is now reviewing a proposal for construction of 6 to 8 story apartment buildings in this area rather than the duplex housing proposed under the former plan.

"Washington Park and Roxbury Renewal Areas

The Authority is still awaiting U.R.A. official approval of the Survey and Planning Application for the Washington Park 186 acre Renewal Area. We have now been awaiting U.R.A. approval for five months and anticipating acceptance daily for the past month.

The S. & P. Application for the larger 1000 acre Roxbury Renewal Area has been withdrawn at the request of U.R.A. By withdrawal of the larger area, Washington Park acceptance was guaranteed and the City of Boston became entitled to capital grant reservations of smaller amounts for additional clearance projects.

The Authority is now considering requesting the City Council for planning funds for the remainder of the Roxbury Renewal Area in order to proceed with preparation of plans and anticipating a 3/4 federally aided project for execution of the project later on.

"Whitney Redevelopment Area

Approval of this project by the State Housing Board is anticipated this week.

Detailed engineering surveys, acquisition, relocation and demolition will follow the approvals.

New construction is not expected to begin until the Spring of 1960.

"New York Streets Project Extension

The Authority is now receiving proposals for the preparation of a plan for the proposed extension of the N. Y. Streets Project into the Castle Square Area of the South End.

Tentative boundaries for the project have been designated as Washington, Dover, Tremont, and Castle Streets. The present proposal is for a city project without federal aid.

Mr. Sinclair then submitted a report of the sub-committee, appointed recently to make preliminary arrangements for the possible adoption of the Municipal Research Bureau recommendations, which he read and which is being incorporated as a part of these minutes. He then informed the Committee that Redevelopment Authority members would not commit themselves to the Municipal Research Bureau recommendations and could not formally vote for the authorization of any specific time to be devoted by him to the functions of the sub-committee. However, both Mr. Simonian and Mr. Lund agreed that the development of an Urban Renewal Program for 1960 would be worth while and recommended that the greater part of his time be devoted to this phase of planning.

After brief discussion on the report of the sub-committee recommendations, and after a motion made by Mr. Graham and seconded by Mr. Murray, it was

VOTED:

1. That the function of the sub-committee be re-defined as follows: To prepare a statement of priority problems and recommendations as the basis for a total 1960 Urban Renewal Program for review by the Urban Renewal Coordinating Committee and submission to the new Mayor in January, 1960;

2. That the programs and policies of the Urban Renewal Coordinating Committee, as well as all their private and public agencies, be intensively reviewed for suitability of incorporation in the new program;

3. That development of a 1960 Urban Renewal Program should include the following general areas of major concern: Administration - Code Enforcement - Community Organization - Methods of Financing - Housing - Land Development - Legal Framework - Municipal Land Policy - and New and Improved Transportation Community Facilities.

After the above vote, the Chairman remarked "In view of the Redevelopment Authority's reluctance to approve of the Municipal Research Bureau's recommendations in toto, the sub-committee is, nevertheless, proceeding according to the intent of this committee's desires. If the final report of this Committee is what we anticipate it will be, it will be of great help to the new Mayor and the new administration will be on the road to a fast start."

A discussion then developed on what projects should be given priority at this time. It was agreed that present projects already planned should be followed through to completion, and that other studies should be inaugurated at the earliest possible date. Ed Morgan of the Building Department suggested that the lower end of South Boston be given consideration for clearing, including the market terminal on Southampton Street, where there appears to be a heavy demand for commercial developments. Robert Morgan suggested that the Brighton area be given consideration, and Mr. Graham

suggested that the Hyde Park-Readville areas also be considered. Another suggestion of Mr. Edmund Morgan concerned a study toward the centralizing of industries, which everyone agreed is an important factor in attracting commercial and industrial organizations here. The Chairman pointed out that the Greater Boston Economic Study Committee recommended that the up-grading of buildings in the Batterymarch and India Streets sections of the city would revitalize this particular area, and expressed the opinion that this recommendation would give strength to some of the proposals and suggestions submitted here today.

The Chairman expressed the gratitude of the Coordinating Committee for the sub-committee's willingness to go ahead in light of the circumstances and limitations that are placed upon them, especially from the standpoint of a lack of funds with which to plan and work.

At the request of the Chairman, Mr. Murray submitted the following Report on Demolition:

"We have about $38,000. unencumbered in the budget and we are trying to clean up the worst cases we have at the present time. We are not stopping the processing of cases, regardless of whether or not we have money available. We are going ahead with the sending out of preliminary notices. Then, when we run out of money or before we run out of money, we will prepare a list of what we think can be put under contract before January 1st and what we believe the real urgent cases are. We will then take these cases up with the Budget officers and find out if we can get more money. If not, I assume the cases can be worked out beginning January 1st of next year, when it will be possible to use some funds in anticipation of the passage of the 1960 budget. There has been quite a lot of progress in the last couple of months. A lot of wall jobs were taken care of and, also, quite a few demolitions.

"There has been more work done by private owners recently than in the past. I recommend to the Advisory Committee that some of its members sit down with the insurance underwriters and try to get them to restudy some of those areas which are now blocked insofar as insurance is concerned. There has been a considerable decrease in the number of fire runs in certain areas of the City. In one Roxbury area, the Fire Prevention Bureau gave me a list yesterday indicating that there were approximately 400 less fire runs in the first ten months of this year than during the same period in 1958. These reductions in fire runs are due to the elimination of hazardous buildings. In South Boston, there has been a decrease of 200 fire runs for the first ten months of this year, as against the same period in 1958. I am going to make a list of these figures and send them along to Committee members.

"Since the last meeting, I proposed a demonstration project for the rehabilitation of some of our city-owned buildings in the Charlestown area by converting them into apartment buildings. The present plan would call for

24 to 30 apartments. It appears to me, from preliminary figures studied, that this would be feasible. I have been working with Peter Turchon, Ed Morgan, Bill Johnson of the Redevelopment Authority, and Herman Carp of the Real Property Department. Under this plan the Redevelopment Authority would prepare plans and specifications for the remodeling and would submit cost estimates. At that point they would work in conjunction with the Federal Housing Administration, which agency has agreed to cooperate in the matter. This area is located between Main Street and High Street, about two-third's way up the hill. If the figures line up to the satisfaction of all concerned, the F.H.A. will give an informal commitment to the effect that it will insure a single mortgage on the buildings to a mortgagee acceptable to them. At that point, the Redevelopment Authority can take title and sell the building to one buyer or a group of buyers. There are eight buildings altogether. It would cost us about $7,000 or $8,000 to tear down those buildings at the present time, and we have not got the money. The assessments on these buildings, if we could get them fixed up, would be in the neighborhood of $32,000, whereas the present assessments are around $20,000. This is merely a test case and I think it will work."

Lloyd Sinclair offered the information that under Section 26 AAA, the Administration Program section, the Authority has the legal power to follow the procedure as outlined by Mr. Murray.

Mr. Murray, continuing, stated "Regarding the Castle Square area, we have known for several months that consideration was being given to the extension of the New York Streets to this area. We accomplished a lot of work in this area before it was announced as a proposed redevelopment area. We halted operations temporarily but went back in there, took another look, and now have some buildings under demolition and some others that will be under contract within the next week or two. I think it might be well to consider that the project is far enough ahead to recommend the freezing of city-owned lots in that area. I am talking about the Castle Square section only." Mr. McCormick pointed out that his department is freezing all city-owned lots in the Roxbury area because of the proposed Innerbelt and other factors. Mr. Sinclair pointed out that the Castle Square Extension Project has not been officially or formally announced up to the present time.

Mr. Murray then suggested that we endeavor to foreclose existing tax liens in cases where we do not yet have title, in order that we might clean up some of our outstanding tax bills.

After a brief discussion on the above suggestions, and after a motion made by Mr. Murray and seconded by Mr. Robert Morgan, it was

VOTED:

1) That the Director of Administrative Services inform Herman Carp that it is the desire of this Committee that all City-owned properties in the proposed Castle Square Extension area be withheld from possible sale until further notice;

2) That the Director of Administrative Services inform the Corporation Counsel that it is the desire of this Committee that steps be taken to foreclose all existing tax liens in all such cases where we do not have title at the present time, in order to expedite the collecting of outstanding Real Estate taxes.

The Fire Commissioner reported that he has not heard anything further on the Bowdoin Square Fire Station plans, probably due to the fact that final decision has not been made on the location of the new Government Center.

VOTED: To adjourn at 12:00 Noon, subject to the call of the Chairman.

Attest:

L. W. Costello

Lawrence W. Costello,
Secretary.

To: Mitchell Arthur Reddy, Chairman,
Urban Renewal Coordinating Committee

From: Gilbert J. Lynam, Principal Planner,
Boston City Planning Department,
John Murray, ~~Coordinator, Historic Resolution~~ [illegible],
and Restoration ~~Program~~,
Lloyd E. Hibblair, Planner-Coordinator
Boston Redevelopment Authority

re: Appointment by the Urban Renewal Coordinating Committee of a sub committee for the preliminary arrangements for the possible adoption of the Municipal Research Bureau recommendations.

In the minutes of the September 28th Urban Renewal Coordinating Committee meeting, it was noted that "[illegible] on the appointment of the sub committee [illegible] to postpone action until the next meeting." [illegible] establishment of this sub committee, as was the [illegible] the committee met on October 23rd and outlined [illegible] preliminary work program.

The following conclusions resulted [illegible]

1.) That the function of the sub committee is restricted to "to prepare a statement of priority objectives and [illegible] to the basis for a total 1960 Urban Renewal Program [illegible] Urban Renewal Coordinating Committee and submitted [illegible] Mayor in January, 1960."

2.) That the programs and policies of the Urban Renewal Coordinating Committee as well as of other private and public agencies be intensively reviewed for availability of implementation in the 1960 program. We believe that the resolution [illegible] the extent of new research and analysis and findings [illegible] programs and recommendations after receiving adequate [illegible] a core for an expanded program."

3.) That development of a 1960 Urban Renewal [illegible] the following general [illegible]

Administrative
Code Enforcement
Community Organization
Financing, Methods of
Housing
Land Development
Legal Procedures
[illegible]
[illegible]

3.) continued -

Each of these general areas may be subdivided into several, and will be the subject of more detailed research [illegible]

4.) It is our intention that each member of the [illegible] responsibility for several of the [illegible] in view of the limited staff time available [illegible] progress statement, the direct participation [illegible] members and staff from other public and private agencies [illegible] Therefore, requests for names and requests to participate [illegible] will be solicited in the next few months.

October 21, 1959

Memo to: William Arthur Reilly, Chairman,
Urban Renewal Coordinating Committee

From: Gladys F. Lyons, Principal Planner,
Boston City Planning Department,
John Murray, ~~Coordinator, Mayor's Demolition and Restoration Program~~ Director of Planning,
Lloyd E. Sinclair, Planner-Coordinator
Boston Redevelopment Authority,

re: Appointment by the Urban Renewal Coordinating Committee of a sub committee "to make preliminary arrangements for the possible adoption of the Municipal Research Bureau recommendations".

In the minutes of the September 24th Urban Renewal Coordinating Committee meeting, it was noted that "all members expressed agreement on the appointment of the sub committee". But further, it "was agreed to postpone action until the next meeting". Prior to the formal establishment of this sub committee, we as the proposed members of the committee met on October 16th and October 21st to review a preliminary work program.

The following conclusions resulted from these two meetings:

1.) That the function of the sub committee be redefined as follows: "to prepare a statement of priority problems and recommendations as the basis for a total 1960 Urban Renewal Program for review by the Urban Renewal Coordinating Committee and submission to the new Mayor in January, 1960."

2.) That the programs and policies of the Urban Renewal Coordinating Committee as well as of other private and public agencies be intensively reviewed for suitability of incorporation in the new program. We believe that the remaining two months in 1959 limits the extent of new research and analysis and further, that existing programs and recommendations offer valuable material and provide a core for an expanded program."

3.) That development of a 1960 Urban Renewal Program should include the following general areas of major concern:

Administration
Code Enforcement
Community Organization
Financing, Methods of
Housing
Land Development
Legal Framework
Municipal Land Policy
New & Improved Transportation & Community Facilities

3.) continued -

Each of these general areas may be subdivided into several sub-areas and will be the subject of more detailed reports during the next month.

4.) It is my intention that each member of the sub-committee will have responsibility for several of the general areas outlined. However, in view of the limited staff time available for completion of the program statement, the direct participation of Coordinating Committee members and staff from other public and private agencies is vital. Therefore, requests for memos and reports on particular [illegible] areas will be solicited in the next few weeks.

URBAN RENEWAL COORDINATING COMMITTEE

November 25, 1959

A meeting of the Urban Renewal Coordinating Committee was held on Wednesday, November 25, 1959, at the Planning Board Hearing Room, City Hall Annex, at 10:30 A.M.

Committee members present were the Chairman, Wm. Arthur Reilly, and Messrs. Hines, Crimp, Ciampa, O'Connor, Murray, Robert M. Morgan and Dr. Cauley. Others present included James Crowley, Director of Tenant Relations at the Boston Housing Authority, and Edmund J. Morgan, Chief Building Inspector, Building Department.

The reading of the minutes of the previous meeting was dispensed with, as each member had received a copy of same subsequent to the last meeting and, as no objections or dissensions were raised, it was assumed that said minutes were automatically accepted and approved.

The Chairman opened the meeting by reading a letter received from the Real Property Department in reply to a letter forwarded to that department in accordance with a vote of the Committee, passed at the meeting of October 22, 1959. The reply contained a request for a copy of a plan covering the area involved, and Mr. Sinclair offered the information that the Redevelopment Authority could probably furnish a preliminary or tentative plan for the Castle Square Extension, as definite boundaries have not been decided upon up to the present time. He pointed out, however, that by using the boundaries of Dover Street, Washington Street, Castle Street and Tremont Street, these boundaries would suffice for the information of the Real Property Board. Dr. Cauley reported that a survey of this particular area is now being conducted by Health Department Inspectors in conjunction with Building Inspectors.

At this point Mr. Ciampa brought out an interesting side light in connection with the West End Project. He reported that several families who had relocated in Malden, after moving from the West End, are now located in the middle of a new project being proposed in Malden. He predicted similar cases would occur in other cities and towns where low rent is available when new developments are initiated in such areas.

Regarding a Report on Norwell Street, which was to be submitted by the Planning Board at this meeting, Mr. Graham explained that another project, requiring immediate action, delayed the preparation of the report for this meeting, but assured the Committee that a preliminary report would be ready for submission at our next meeting.

In the absence of Mr. McCormick, Mr. Edmund Morgan reported on the Mt. Bowdoin - Codman Improvement Area, setting forth that all complaints in this area have been settled with the exception of three or four cases, which are being brought to court. The list of improvements in the area are practically completed, with the exception of the three or four cases mentioned.

Mr. Lloyd Sinclair, reporting on the Blue Hill - Greenwood Area stated, in part:

"I have met with the Citizens Committee on an average of at least once a week since our last meeting, together with John Murray and Frank Gens of the Health Department. In terms of progress, the Committee has decided to select several items for demonstration purposes in the area, one of the more important being to control the storage of rubbish and garbage and the collection of the same. The regulations which cover these two items never have been enforced primarily because the Health and Public Works Departments could not possibly enforce them without the cooperation of residents. They have selected two pilot blocks in the area and will notify the residents of the regulations and see how it works out. When they have secured at least 60% cooperation from the residents, they will then have the Health Department and the Sanitary Division of the Public Works Department step in and endeavor to enforce the regulations among the balance of 40%. If the results of this trial are satisfactory, it will do two things, namely, it will demonstrate that such a plan can work and it will be a step forward in educating the residents of other areas as to the regulations involved."

Paul Hines submitted a copy of a report which was submitted to His Honor, the Mayor, by the Boston Waterfront Committee, covering some 24 specific improvements made in Boston Harbor since the spring of 1957, which is being incorporated as part of these minutes. In commenting on other matters, Mr. Hines praised the efficiency of several service departments of the City Government in correcting conditions that were brought to their attention. He estimated that there are between 700 or 1000 more houses that should be razed throughout the City and predicted that, by the time they were razed, a similar number would then need immediate attention and urged that the Mayor-elect be informed of the importance of this situation. He remarked that the Mayor-elect is very much aware of the lack of Police enforcement in our city in the matter of reporting public defects. In New York, he claimed, every police officer is held responsible for any unsanitary conditions that prevail on his beat.

John Murray submitted the following brief report:
"We are now out of funds for demolition work and we are not processing any more cases right now. We are at present making up a list of jobs that have been completed to turn over to the Committee at the end of the month."

Mr. Graham had nothing new to report on the Government Center Study except to say that everyone is aware of the fact that the selection of a definite site for the new Federal Building has been hampering progress up to the present time and, as soon as this has been resolved, the Planning Board is ready to go ahead with its plans and recommendations.

Lloyd Sinclair, in the absence of Mr. Lund and Mr. Simonian, submitted the following reports on the following projects:

"Government Center -- We are still negotiating with Mr. Floete, General Services Administrator, as to a definite site location for the new Federal Building, with both the Redevelopment Authority and the Mayor corresponding with him. The project is actually at a standstill. We are requesting the City Council for funds for appraisal work and preparation of an application. Until we receive an appropriation we cannot proceed with the application.

"West End -- We are still proceeding with relocation and demolition. 275 families remain in the area out of an original total of 2400. Actually, this is remarkable when comparisons are made with other cities. Evictions have been kept at a bare handful. There have been very few complaints. The relocation process is going to be written up by the Authority to show how well it was done. Regarding demolition, we have about 55% of the buildings razed and have about another 10% which have been placed under contract for demolition. We expect that the Charles River Park, Inc. will get title to the first section of land by the end of November, and construction should start within the next two or three months.

"Mattapan -- There is nothing further to report here -- a prospective developer is waiting for F.H.A. approval of the type of construction being considered.

"Whitney Street -- We have received all approvals. State approval has been received by phone and it is assumed that written approval is on its way. We have arranged for a contract for the appraisal, title examination, and engineering service, which is the next step after all approvals have been received. After the written approval by the State is received, it will take two months to finish the preliminary work under the contract mentioned.

"Washington Park -- The plan for this project has been in New York since April and we do not understand why they have not approved it up to the present time. We expect, however, to get it any day now. This will be a rehabilitation project -- we will have 10% to 20% clearance, and perhaps one or two blocks for new development. I do not know just how much land will be left for new housing as yet, as priorities will be set up for new housing for the elderly. We are considering three playgrounds in this area, one senior type playground and two similar type playgrounds. In the Roxbury Renewal area, there is dire need for a central indoor recreational facility, and there is a possibility that one of the additions to one of the schools built within the past 10 or 15 years might be considered."

At this point, Mr. Graham stated that his department has been doing some work on the Washington Park area. A Field Survey has just been completed and the information is being placed on Remington Rand cards, which will be available to the Redevelopment Authority.

Mr. Sinclair, continuing his report, stated "Regarding the Castle Square Project, this proposal covers some 24 acres, with 22 net acres to be made

available for development. We expect to have the plan finished by December 1st. We are now conducting surveys for relocation data, with the aid of the Redevelopment Housing Department. We believe this work will be finished within two weeks, after which time we should be ready to go to the City Council with a redevelopment plan by the 3rd week in December. If this schedule works out satisfactorily, we should be acquiring land by April next. We have support for the project from many agencies, and newspaper articles to the contrary are in error. Naturally, some people living in the area will be upset, but that is to be expected when any clearance or rehabilitation project is recommended."

At this point, the Chairman, Mr. Reilly, suggested that members of the Committee compile a summary of work completed by the various departments involved and be prepared to submit the same at our next meeting. He suggested that summaries be brief and in tabular form and that they contain everything that pertains to Urban Renewal, so that they can be incorporated into our minutes as an indication of what this Committee has done during the past year for information purposes, especially for the new administration.

Mr. Robert Morgan and Mr. Reilly were obliged to depart from the meeting at 11:20 A.M. to attend a conference of the Government Center Commission with members of the Redevelopment Authority. Mr. Reilly designated Mr. Hines to act as Chairman during his absence.

Mr. Sinclair then submitted a preliminary Report of Sub-committee Findings and Recommendations in Accordance with the Vote passed at the meeting of October 22, 1959. (A copy of this Report is being incorporated as part of the minutes of this meeting.) A lengthy discussion developed on various sections of the Sub-committee Report and Mr. Sinclair suggested that members peruse and review this report during the next 2 or 3 weeks and that any suggestions or recommendations for improving its contents be brought up for discussion at our next meeting.

At the suggestion of Mr. Hines, and upon motion made by Dr. Cauley and seconded by John Murray, it was unanimously

VOTED: To adjourn at 12:00 Noon, subject to the call of the Chairman.

Attest:

L. W. Costello

Lawrence W. Costello,
Secretary.

Gov 03-902

November 25, 1959.

DRAFT STATEMENT OF PROBLEMS AND RECOMMENDATIONS FOR

RENEWAL ACTION

Ten areas of concern in Boston's renewal program are treated in this statement. Three of them, namely

1. Administration
2. Community Organization
3. Municipal Land Policy

are submitted for consideration, and the other seven are contained herein in outline form:

4. Code Enforcement
5. Community Facilities
6. Financing
7. Housing
8. Land Development
9. Legal Framework
10. Transportation

1. ADMINISTRATION

The Mayor of Boston is the head of the renewal program. It is he who is held responsible for the success or failure of renewal.

But renewal for a City like Boston is a full-time, large-scale operation, requiring many technical skills.

The Problem

How to administer and speed up a lagging renewal program for Boston?

Recommendations

1). That an office of Development be established with full authority from and direct responsibility to the Mayor for coordinating, expediting and prompting total city-wide renewal including new development, redevelopment, and rehabilitation of existing structures and facilities in all areas.

2). That the organization of the Office of Development be as follows:

November 26, 1960.

STAFF REPORT ON PROBLEMS AND RECOMMENDATIONS FOR

BOSTON'S RENEWAL ACTION

Ten areas of concern in Boston's renewal program are treated in this statement. Three of them, namely

1. Administration
2. Community Organization
3. Municipal Land Policy

are submitted for consideration, and the other ~~xxx~~ are contained herein in outline form:

4. Code Enforcement
5. Community Facilities
6. Planning
7. Housing
8. Land Development
9. Legal Framework
10. Transportation

1. ADMINISTRATION

The Mayor of Boston is the head of the renewal program. It is he who is held responsible for the successes or failures of renewal.

But renewal for a City like Boston is a full-time, large-scale operation, requiring many technical skills.

The Problem

How to administer and speed up a lagging renewal program for Boston?

Recommendations

1. That an office of Development be established with full authority from and direct responsibility to the Mayor for coordinating, expediting and promoting total city-wide renewal including new development, redevelopment, and rehabilitation of existing premises and facilities in all areas.

2. That the organization of the Office of Development be as follows:

MAYOR

CITIZENS ADVISORY COMMITTEE

OFFICE OF DEVELOPMENT

DIRECTOR

DEPARTMENTAL COORDINATING COMMITTEE

DEPUTY DIRECTOR FOR NEIGHBORHOOD IMPROVEMENT

Community Organization

Code Enforcement

DEPUTY DIRECTOR FOR LAND DEVELOPMENT

Central Business District

Financing

Business Relocation

DEPUTY DIRECTOR FOR TRANSPORTATION

Highways
Parking
Traffic
Transit

DEPUTY DIRECTOR FOR INFORMATION SERVICE

- Director: to act as coordinator of all public and private development and renewal activities. In total charge of all functions and personnel of the Office of Development; Chairman of Departmental Coordinating Committee, the Mayor's representative to the Citizens Advisory Committee, and to city boards and agencies.

- Citizens Advisory Committee; representative of City-wide interests to review renewal policies and to serve in a general advisory capacity to the office of Development.

- Departmental Coordinating Committee; to relate and integrate regular departmental and public agency activities with total renewal effort.

- Neighborhood Improvement; The development of conservation and rehabilitation programs for the improvement of predominantly residential areas and neighborhoods through community organization, code enforcement, financing of home improvements and purchases, and scheduling of public improvement.

- Land Development; expediting downtown renewal; supervising business relocations; promoting the development of land city-wide for private, industrial, commercial, and residential uses through the use of available land, i.e. City-owned, tax-title, undeveloped or vacant, project areas, etc. made available to potential investors or developers, and the attraction of private and public financing to accomplish this.

- Transportation; to coordinate the transportation activities and improvements in and affecting Boston; including liaison with State agencies; coordinating city traffic, parking and enforcement programs and procedures, and promoting the integration of transportation planning and construction.

- Information Service; to keep the community informed of renewal progress through press releases, renewal bulletins, conducted tours, exhibits, etc. and to improve the image of Boston in the eyes of the suburbs, the State, and the Nation.

- Land Preparation: Breaking compact soil, improving soil structure, removing undesirable plants, and preparing the land for planting or other activities.
- Land Development: Changing the natural use of land, usually for urban purposes, industrial purposes, or land use of one type to another type, i.e. "converting" undeveloped land to "developed" land, i.e. "converting" undeveloped land to "developed" land, i.e. "converting" undeveloped land to "developed" land

2. COMMUNITY ORGANIZATION

Well-organized citizen participation is of prime importance to a renewal program, focussing largely on rehabilitation and conservation.

The Problem

How best to develop a community organization that will

1) reflect the needs and desires of its citizens

2) be a means of communication between city officials and citizens

3) help create understanding and support for progressive renewal measures

4) be flexible enough to adapt to the needs in different sections of the city

5) be able to change pace and be geared to a varying rate of activity as occasion requires

Recommendations

1) That a supervisor of community organizations be created within the Office of Development

2) That said supervisor work closely with the United Community Service in developing the most efficient type of community organization to cope with the problems as stated in 1-5 above

3) That eventually, and in due time, a neighborhood Executive Council be formed, representative of the various neighborhood district committees, perhaps the president of each, to act as citizen advisers on procedures and matters of concern at the local level

4) That ideally, the neighborhood Renewal Committee for each district be serviced by one staff person paid by the local group (e.g. The Roxbury Community Council set-up). In large areas, this person would require part-time assistance from students trained in community organization and available from local colleges and universities

These recommendations relate the task of community organization to neighborhood improvement and do not preclude the formation of a City-wide Renewal (Citizen) Advisory Committee. This latter Committee would be representative of City-wide interests, and as experts in business, finance, housing, civil rights, labor, education and other institutions, and port activities, serve in an advisory capacity to the Mayor and to the Director of Development.

5. COMMUNITY ORGANIZATION

Self-organized citizen participation is of prime importance and to a renewal program, focusing largely on rehabilitation and conservation.

The Problem

How best to develop a community organization that will:

1) reflect the needs and desires of its citizens

2) be a means of communication between city officials and citizens

3) help create understanding and support for progressive renewal measures

Recommendations

1) That supervision of community organizations be created within the Office of Development

2) That said supervisor work closely with the United Community Services in developing the most efficient type of community organization to cope with the problems as stated in 1-3 above

3) That eventually and in due time, a neighborhood Association Council be formed, representative of the various neighborhood district committees, perhaps the president of each, to act as citizen advisors on procedures and matters of concern at the local level

4) That locally, the neighborhood Renewal Committee for each district be serviced by one staff person paid by the local group (e.g. The Roxbury Community Council) at-up). In large areas, this person would require part-time assistance from students training in community organization and available from local colleges and universities

These recommendations relate the task of community organization to neighborhood improvement and do not preclude the formation of a City-wide Renewal (Citizen) Advisory Committee. This latter Committee would be representative of city-wide interests, and as exports in business, finance, housing, civil rights, labor, education and other institutions, and port activities, serve in an advisory capacity to the Mayor and to the Director of Development.

3. MUNICIPAL LAND POLICY

The City, for better or for worse, is in the real estate business in a big way.

The Problem

How to make the best possible use of all lands controlled by the City.

Some 6,000 parcels of tax-title lands plus a substantial number of tax-foreclosed properties and surplus properties of City, County, State and Federal Government scattered throughout the City, represent a considerable potential for small-scale development, increased revenue, and improvement of local areas.

Recommendations

The Office of Development should expedite the following recommendations:

1) That a survey and study be made by the Planning Board of all real estate within the following categories:

   a) City-owned properties acquired by foreclosure of tax liens or other liens

   b) Tax-title properties which appear improbable of redemption by owner - of such long standing it appears the owner has abandoned the property or the amount of lien is in excess of the value of property.

   c) Surplus property, owned by
      (1) School Department
      (2) City, except School or foreclosed property
      (3) Suffolk County
      (4) Commonwealth
      (5) Federal Government

2) That the Planning Board prepare maps of available properties, by districts, with data to be recorded on punched cards showing:
   locations
   lot areas
   assessments
   state of title
   probably acquisition cost to a proposed purchaser
   zoning - existing and proposed
   any other information that may stimulate interest in the re-use of the property

3) That specific recommendations be made in relation to needs of the districts and possibilities of re-use

The City's few better or few worse, is in the rural states
business in a big way.

The Problem

How to make the best possible use of all lands controlled by
the City.

Some 6,000 parcels of tax-title lands plus a substantial number
of tax-foreclosed properties and surplus properties of City,
County, State and Federal Government scattered throughout the
City, represent a considerable potential for small-scale develop-
ment, increased revenue, and improvement of local areas.

Recommendations

The Office of Development should expedite the following
recommendations:

1) A survey and study be made by the Planning Board of
all real estate within the following categories:

a) City-owned properties required by foreclosure of
tax liens or other liens

b) Tax-title properties which appear improbable of
redemption by owner - or such long standing it
appears the owner has abandoned the property or
the amount of lien is in excess of the value of
property.

c) Surplus property owned by
(1) School Department
(2) City, except School or foreclosed property
(3) Public Housing
(4) Commonwealth
(5) Federal Government

2) That the Planning Board prepare maps of available
properties, by districts, with data to be recorded
on punched cards showing:
locations
lot areas
assessments
size of bldg
probably acquisition cost to a proposed purchaser
zoning - existing and proposed
any other information that may eliminate
interest in the re-use of the property

3) That specific recommendations be made in relation to
needs of the districts and possibilities of re-use

generally by City Planning Department, Boston Redevelopment Authority and Boston Real Estate Board.

4) That free copies of the property data lists be furnished on request to all interested persons and organizations, and assistance be offered to prospective purchasers in acquiring properties with a minimum of red tape in an effort to promote desirable new development of all sizes and kinds.

5) That the foreclosure of tax titles be expedited with priority to those parcels which appear most marketable.

6) That the Real Property Department be directed to withold from sale parcels located in proposed renewal areas, or required for other public purposes or for a proposed private re-use which the Director has determined to be in the best interest of the City.

That the Law Department be directed to withold settlement of any liens upon such parcels, pending approval of the Director.

7) That the City Council, or its appropriate committee be consulted on developing a policy and procedure for securing Council approval for negotiated sale of city-owned property rather than at public auction.

8) That acquisition and re-use of tax-title property be stimulated by increased use of Section 8 of Chapter 58 of the General Laws, i.e., abatement of a portion of the City's liens where the liens are in excess of the value of the property. This law was used in many instances under the Demolition and Restoration Program to stimulate re-use of property where the owner or a proposed new owner paid the unabated portion of the lien.

The following items refer to legislation affecting land policy:

9) That legislation to permit negotiated sales (rather than sale only at public auction) of properties acquired by the City by foreclosure of liens be prepared and submitted.

10) That legislation be prepared and submitted that would permit the Boston Redevelopment Authority to prepare plans, specifications, and cost estimates for the restoration of remodeling of city-owned properties, and for the construction of new buildings on such parcels; to obtain informal mortgage insurance commitments from the Federal Housing Administration in appropriate cases; to acquire such properties from the City and sell either at public auction or by negotiated sale to developers who will be required to complete the proposed improvements within a specified period of time.

11) That an amendment to the Constitution of the Commonwealth be recommended which would permit legislation authorizing cities and towns to enter into legally-binding commitments with developers with respect to the maximum taxation of new construction over an agreed period of years (e.g., a maximum assessment based on 25% of the estimated cost of improvements for the first ten calendar years after initial occupancy of the improvements.)

the Planning Department be directed to submit petitions of the first ten existing years after initial occupancy of the improvements.)

11) That an amendment to the constitution of the Commonwealth be recommended which would permit legislation authorizing cities and towns to enact home loan legality-ensuring commitments with developers with respect to the maximum exaction of new construction over an agreed period of years (e.g., a maximum exaction used on 25% of the assessed cost of improvements for the first ten years after initial occupancy of the improvements).

Economic by City Planning Department, Boston Redevelopment Authority and Boston Real Estate Board.

4) That true copies of the property data files be furnished on request to all interested persons and organizations, and assistance be offered in prospecting purchasers in acquiring properties with a minimum of red tape in an effort to promote feasible new development of all sizes and kinds.

5) That the formation of tax titles be accompanied with priority to those parcels which appear most marketable.

6) That the Real Property Department be directed to withhold from sale parcels located in proposed renewal areas, or required for other public purposes or for a proposed private use which the Director has determined to be in the best interest of the City.

7) That the City Council, or its appropriate committee be consulted on developing a policy and procedure for securing approval for acquisition of city-owned property rather than at public auction.

8) That acquisition and resale of tax-title property be accomplished by increased use of Section 8 of Chapter 79 of the General Laws, i.e., abatement of a portion of the City's claims where the claims are in excess of the value of the property. This law was used in many instances under the condition and cooperation provision to eliminate re-use of property where the owner of a proposed new owner paid the assessed portion of the item.

The following items refer to legislation affecting land policy:

9) That legislation to permit negotiated sales (rather than sale only at public auction) of properties acquired by the City by foreclosure of liens be prepared and submitted.

10) That legislation be prepared and submitted that would permit the Boston Redevelopment Authority to prepare plans, specifications and cost estimates for the reconstruction of peculiarly city-owned properties, and for the construction of new buildings on such property to obtain interest advantage insurance commitments from the Federal Housing Administration in accordance with the Federal Housing Administration in accordance with appropriate changes to require such properties from the City and sell either at public auction or by negotiation sale to developers who will be required to complete the proposed improvements within a specified period of time.

11) That an amendment to the constitution of the Commonwealth be recommended which would permit legislation authorizing cities and towns to enact home loan legality-ensuring commitments with developers with respect to the maximum exaction of new construction over an agreed period of years (e.g., a maximum exaction used on 25% of the assessed cost of improvements for the first ten existing years after initial occupancy of the improvements.)

4. CODE ENFORCEMENT

The systemmatic inspection of all buildings area-by-area.
Municipal housekeeping

5. COMMUNITY FACILITIES

Integrating construction of community facilities with renewal program.

6. FINANCING

Encouraging private renewal financing for mortgage loans and new construction equity.
Maximizing Federal aid
Utilizing FHA mortgage insurance
Promoting State aid
Utilizing capital improvements program and departmental budgets to further renewal.

7. HOUSING

Housing need and supply
Conversion by use and occupancy
Absentee slum landlords
Housing rehabilitation
Relocation housing
Middle-income housing
Housing for the elderly

8. LAND DEVELOPMENT

Central Business District, including Government Center, Retail Core, Waterfront, South Station, and South Cove-Park Square.

Harbor, islands, port, airport
Industrial, commercial, residential development
Historic sites, buildings, districts
Priority renewal areas.

9. LEGAL FRAMEWORK

Revision of housing and renewal legislation
Expansion of renewal powers
Adoption of zoning code
Revision of building code

10. TRANSPORTATION

Expediting highway construction
Promoting transit improvement and extension
Integrating transportation planning and construction
Improving traffic control, off-street parking procedures, traffic law enforcement
Promoting more equitable transportation financing procedures

1. [illegible]

The systematic inspection of all buildings [illegible]
Municipal housekeeping

2. [illegible]

Improving conservation, especially facilities with necessary
powers.

3. [illegible]

Encouraging private [illegible] Tax benefits [illegible] and
new construction only.
Small-scale federal aid
Utilizing FHA mortgage insurance
Expanding area aid
Urban renewal [illegible] procedures and safeguards
Public capital improvements programs and determination
budgets to improve renewal.

4. [illegible]

Housing for the elderly
Middle-income housing
Relocation service
Equal opportunity in housing
Conserving by use and occupancy
Housing need and supply

5. [illegible]

Central business district including Government Center, retail
core, waterfront, Back Bay [illegible], and South Cove-Park Square.

6. [illegible]

Metro, tainum, rail, airport
Industrial, commercial, recreational developments
Highway plans, bridges, tunnels
Priority roadway items.

7. [illegible]

Zoning ordinance
Variation of building code
Adoption of zoning map
Expansion of varied powers
Separation of zoning and renewal implementation

8. [illegible]

Promoting more equitable property-tax assessment practices
Improving tax collection
Improving traffic control, off-street parking [illegible]
Improving transportation planning and coordination
Promoting economic improvement and expansion
Expediting highway construction

9. [illegible]

10. [illegible]

$113-92

NEW YORK CENTRAL SYSTEM

[illegible] of the Boston Police Department. [illegible] is expended on [illegible] items that have been necessary. It is possible there may be others [illegible] necessary for protection. Public and private owners have voluntarily [illegible] several hundred thousand dollars to make this possible.

[illegible] of these projects can be applied for, and still remain [illegible] to be done. [illegible] is urged, a never-ending job. Due to budget difficulties of the Commonwealth, it has not been possible for the Waterways Division of the Department of Public Works to obtain an appropriation necessary for the removal of sunken barges, ships and other derelicts which constitute a menace to navigation and a hazard to the health and safety of the users of Boston Harbor. We hope this can be accomplished in 1964.

Councilman Robert F. Shea has made an excellent survey and report (attached) of city-owned property which has fallen into disuse; and the estimated costs of rebuilding or rehabilitating as the case may be. Perhaps this work can be budgeted on a long range program. The Committee wishes to point out that there are existing statutes under which this work can be done. Chapter 91 of the General Laws permits a 50-50 per cent sharing by the City and the Commonwealth. As, [illegible] recommendations have already been listed with the Waterways Division of the Department of Public Works. We would recommend that an additional petition be filed to take advantage of the State appropriations for this purpose.

The steadfast attitude of the City and Commonwealth in rehabilitating their properties has led owners of private property to do the same. A few exceptions there will be for if any owners for whom legal action need be taken.

As the Massachusetts Port Authority develops their program, we expect a great modernization of the harbor. The City Planning Board has drawn preliminary plans for the development and re-formation of Atlantic Avenue by private developers for rehabilitation work. As an incentive to accelerate private development in harbor facilities and to encourage rehabilitation of deteriorated properties, this Committee would recommend some sort of tax relief on those facilities and properties.

Although many have contributed greatly to our work, Col. Cecil Holmes of your office, and Sergeant Dyers Kendall of the Harbor Patrol have been particularly invaluable to you and the City in keeping this program moving forward. Their diligence and hard work accounts for this Committee's results. The Committee would also like to commend private owners for cooperation in [illegible] their harbor-front facilities.

The Committee, however, cannot stress too strongly that there can be no relaxing of the methods used in this program. The harbor has been [illegible] abandonment in the past, only to slip back into the deplorable condition that necessitated the creation of this Committee. The fundamental [illegible] for safe maintenance of harbor facilities is continuously free dredge

Boston Globe, Dec. 16, 1993

which in turn has been brought about by the resurgence of the Boston situation in relation to other cities which have a TV transmitter. Although there may be private ownership rights vested in certain activities, your Committee would respectfully suggest the consideration of a City Committee to thoroughly study the economic plight of this great harbor.

My colleagues of the Committee thank you for the privilege of serving the City of Boston. We appreciate the fine cooperation given to us by the City departments and the City Council.

Respectfully,

Hon. John B. Hynes
Mayor
City of Boston
(Dem., Reactionaryette

Construction Activities during Period Since Spring of 1957

1. Demolition and removal of abandoned Storm-Bed Overcovered Piers by the Commonwealth of Massachusetts and the City of Boston.

2. Clearing up of Pier 20, old Merchant & Miners, Northern Ave., South Boston, by City of Boston Public Works Department with the assistance of the Fire Department. (Property since sold for $345,000., to be used as truck terminal and marina by Empress Cr.)

3. Removal of old narrow gauge railroad building at Rowes Wharf by City of Boston.

4. Old ferry and Fireboat Building at foot of Lewis Street removed by City of Boston.

5. Improvement of Central Wharf, Long Wharf and India Wharf. Addition of a marina at Central and Long Wharves. Removal of old buildings and opening of several parking lots on these wharves by the Dreyfus Corp., owners.

6. Refurbishing and repainting of all Boston Fish Market Corp. buildings by the Mahan Brothers.

7. Hill Yacht Club sunken barge and building thereon removed from waters adjacent to the "L" St. bridge.

8. Float and ladder at rear of the American Stay Co., East Boston, converted for a fire exit.

9. Three old one-story buildings owned by the Real Property Div. removed from end of pier owned by the City between Fisheries Wharf and Boston Marine Works, East Boston.

10. Cleanup and partial demolition of the General Sea Foods Piers buildings at the foot of Bow St., East Boston.

11. Removal of timbers and pilings, and complete cleanup of Munro Ship Building Co., East Boston Pier.

12. Cleanup of rubble of S. P. Ellis Co. yard in East Boston yard.

13. General cleanup and controlled burning in yard, and demolition of old buildings along border of St. with new fencing, McDermott's Lumber Yard (Glendale Coal Co.)

14. Entire water area cleared of old hulks and other sunken craft at Perini Boat Yard, East Boston.

15. American Sugar Co. at Commercial Point has eliminated two old hulks in the process of filling to bulkhead line.

16. Atlantic Salt Co. has eliminated fire hazard to buildings by razing old Whitney Coal buildings and unloading rig on Little Mystic.

17. Standard Shales, Inc. [illegible] and gas and operating water to keeper shed and fenced in property on Locke Street.

18. Sewage line was placed by Richard A. Lombardi & Co. at 187 Coleridge St. Pit has been filled over 50% constituting fire hazard and cleaning up the land and buildings.

19. Erection of two restaurants on Commercial Road property at Glendale Ave. Has cleaning up the existing area of wooden shanties placing fence and elimination of trash and refuse.

20. Removal of old barges by De Nevers Construction Co., Spectacle Island.

21. Constant inspection has led to a general improvement in property owners no longer leaving rubble, refuse and wrecks on harbor properties.

22. Construction of a marina by Metropolitan District Commission on St. George Island at cost of $300,000.

23. The sunken boat at the Boston Fish Pier has been removed by an insurance company.

24. Waste Fuel Co. has removed old pilings and waste materials from its property.

URBAN RENEWAL COORDINATING COMMITTEE

December 17, 1959.

A meeting of the Urban Renewal Coordinating Committee was held at the Planning Board Hearing Room, City Hall Annex, on Thursday, December 17, 1959, at 10:45 a.m.

Committee members present were the Chairman, William Arthur Reilly and Messrs. Lund, Morgan, McCormick, O'Connor, Ciampa, Murray and Doctor Cauley. Others present included James Crowley, Edmund J. Morgan, Frank Gens, James W. Haley, who was representing Mr. Shea; Seward Weber, Gladys Lyons and Lloyd Sinclair.

Committee members who were unable to be present because of other engagements or commitments included Donald M. Graham, Paul Hines, Thomas J. Hughes, Robert P. Shea, Frank R. Kelley, Kane Simonian and William F. Lally.

The reading of the minutes of the previous meeting was dispensed with, as each member had received a copy of same subsequent to the last meeting and, as no objections or dissensions were raised, it was assumed that said minutes were automatically accepted and approved.

As the Chairman was a little late in arriving at the meeting, Mr. Lund was selected to act as Chairman temporarily and opened the meeting by calling on Mr. McCormick to submit a report on the Mt.Bowdoin-Codman Improvement Area.

Mr. McCormick submitted a brief report, as follows:- "As you know, I have been out sick and could not attend the last meeting. However, I arranged a meeting in the Mt. Bowdoin-Codman Area since our last meeting and, in view of the fact that John Murray attended and spoke at this meeting, he can probably submit a report on what transpired."

Mr. Murray then submitted a brief report on the meeting to which Mr. McCormick made reference, as follows:

"The meeting lasted about two hours. They seemed to be very much interested and they discussed with me a few renewal matters, particularly Norfolk Hall. I sent a memo along to Tom Hughes, the Building Commissioner, requesting that he have his men look at the building and see if there is anything he could do about it. There was some discussion on the matter of cleaning streets and other matters of that sort; also, there was a complaint on the part of some of the people to the effect that children in the neighborhood have been damaging some of the new trees planted in the area, causing many of them to die. Someone made a Motion to the effect that the Committee should request the Police Captain in the area to issue orders to his men to watch vandalism of this character. I suggested that this matter should be brought to the attention of the parents of the children as, to my mind, it was not exactly a police problem. There was considerable discussion on this matter. They talked on demolition and a few other matters of minor importance."

Mr. McCormick then suggested that Mr. Weber, who is in charge of the Community Renewal Division of the Planning Department, submit a report on the Norwell Street area upon which some surveys have been conducted and a preliminary proposal prepared.

Mr. Weber dispalyed three maps of the area upon which was illustrated the preliminary thinking of the Community Renewal Division. His remarks, in part, follow herewith:-

"We only had a very brief time to work on this problem because of the pressure of other work. However, we have been in the area and made a quick but fairly detailed survey of conditions and of land use in the area. I must say that

After an analysis of conditions, I personally cannot understand what caused this blight to develop. The area we have studied is located on both sides of the railroad. I would like to point out that our plan for Dorchester calls for an elementary school in the area west of the railroad track and right in the Norwell Street section. After surveying the area, we determined that the serious blight starts at the head of Norwell Street, down to the coal-yard, and it stops quite abruptly north of Ashton Street, then along the south side of Erie Street and Ellington. We consider that this whole area is so far gone that it ought to be removed."

At this point, Mr. Weber requested suggestions and Mr. Reilly offered the opinion that if schools and playgrounds planned for the area were sufficiently publicized and actual construction initiated, it would be an incentive for total redevelopment and rehabilitation, with which Mr. Weber agreed.

Mr. Sinclair stated that there was excellent coordination among the School Committee, the Department of School Buildings and the Planning Board in the planning of schools and playgrounds.

Mr. Robert Morgan suggested that consideration be given to taking everything between Norwell Street and Erie Street where housing is sub-standard, poorly maintained and steadily going down hill. He also suggested a crash program for small store areas throughout the city where stores have been abandoned and cheap rentals result.

Mr. Murray pointed out that a great number of these small stores are in tax title at the present time but their condition from a structural viewpoint does not warrant demolition.

It was agreed that further study should be given to the initial proposal as outlined by Mr. Weber as conditions in the area justify rapid and early action.

Mr. McCormick, reporting on the Blue Hill Ave-Greenwood Area, stated, in part: "We have had two meetings since our last meeting with representatives from the Fire, Health and Building Departments present, together with John Murray. We have been discussing ways and means for the Committee in this area to proceed in order to actually start upgrading the area so that they can get total enforcement of the Code. They have selected Ellington Street for a demonstration area, the worst section they could select. The Citizens' Committee submitted a list of some forty items of complaint. Inspectors from the Building, Fire and Health Departments are going out in the area tomorrow morning and will endeavor to explain just what can or can not be done insofar as current complaints are concerned. Perhaps the Committee will decide on another street for a demonstration area if they do not get satisfaction."

Joseph Lund submitted the following brief report on Redevelopment Authority projects:

"There is nothing new or startling to report. You have been reading in the newspapers about our progress in the West End. We have our commitment from the FHA and are still hopeful we can start construction before the end of the year.

"We had a meeting in the Mayor's Office yesterday and resolved the differences that existed between the Planning Board and the Redevelopment Authority on the New York Streets Extension Area.

"Whitney Street -- We think we can get the funds now to complete final arrangements and go ahead with the actual taking of the final parcels. This will cost in the vicinity of $138,000.

"There is nothing to report on the Government Center except what you have already read in the papers. My personal feeling is that if the federal government would take and pay the full price for the Washington Street site, as they have indicated they would, something could be worked out on that basis and we could go ahead with our plans. We can not proceed on our application for federal funds until we get approval from the City Council. The Government Center Commission has agreed to go ahead on the original site for a new City Hall and have so advised the Redevelopment Authority. We have voted to proceed with their recommendation.

"I have heard nothing on the Roxbury situation. Kane Simonian is more optimistic than I. I can not see why our Survey and Planning Application has not been accepted to date."

The Fire Commissioner, Timothy J. O'Connor, then submitted a report on the effect Urban Renewal has had on Fire Department operations for the years 1956-1958, which was most enlightening and which is being incorporated as part of these minutes.

John Murray submitted the following report on the Demolition Program:-

"Right now we are handling only emergency cases. Our appropriations have been exhausted. We are now preparing lists which we hope to complete within the next week on vacant lots, indicating what we think they can be used for or whether there is any proposed public use. For instance, there are quite a few lots in this proposed New York Streets Extension Area and we have a list in which the State Highway people are interested. There are also a lot of cases where vacant lots are in the vicinity of industrial plants or adjacent thereto, and we feel that if these industrial organizations were approached, many of them would be interested in buying such lots. Ed Morgan, Dan Agnetta and myself have been doing a lot of work on this angle. I was surprised at the number of hospitals in the New York Streets Extension Area. Another list will cover what should be done. I have not had an opportunity to devote much time to this list but will get to work on it as soon as possible.

"On the proposed demonstration project in Charlestown, the Redevelopment Authority is working on it at the present time. Mr. McGovern came into see me yesterday and he has some preliminary figures which indicate that the initiating of this project might be advisable. As I discussed this plan at a previous meeting, I will not go into detail here. However, there has been a lot of progress made since our last meeting."

The Chairman then read a communication received from the Mayor's South End Neighborhood Rehabilitation and Conservation Committee, which is being incorporated as part of these minutes and upon which Mr. McCormick remarked: "This recommendation is in progress at the present time."

The Chairman reported that the Real Property Department has been furnished with information requested recently regarding the proposed New York Streets Extension Area, including plans, sketches and recommendations concerning land and properties that should be retained. He reported further that some two hundred requests have been received for copies of the "Official List of Home Improvements that can be Made with No Tax" as a result of publicity in the MFOA Bulletin and the Action Reporter.

Lloyd Sinclair distributed copies of an extensive and comprehensive sub-committee report covering four subjects, namely, legislation, financing, relocation and housing, all of which are also being incorporated as part of these minutes.

Mr. Murray explained in detail the reasons for the legislative recommendations contained in the report, with general discussion developing on various phases of said recommendations. As several members of the Committee were obliged to fill other engagements, time would not permit to cover other sections of the report which Mr. Sinclair intended to discuss and explain. The Chairman was high in his praise of the entire report as submitted and congratulated Miss Lyons, Mr. Sinclair and Mr. Murray on their splendid work. He recommended that in the event this Committee is to continue after the first of the year or even though it might be discontinued under the new administration, that the secretary bring this report to the

attendance of Mayor Collins for his personal and possible action on the excellent recommendations contained therein.

Mr. Sinclair stated that the report was not complete but that his Committee would work on it and would endeavor to finish it before the end of the year, which he would then transmit to the secretary for his referral to the new Mayor and/or new Director of Administrative Services.

Upon motion made by Doctor Cauley and seconded by Mr. McCormick, it was unanimously

VOTED: To adjourn at 12:15 p.m.

Attest:

L. H. Costello
Secretary

EFFECT OF URBAN RENEWAL ON FIRE DEPARTMENT OPERATIONS Dec. 8, 1959

gr 103-950

	Year of Record				
CITY WIDE	1956	1957	Increase	1958	Decrease
Total Alarms	17359	20249	+2890	17357	-2892
Building Fires	2461	2682	+221	2204	-478
Fires in Vacant Bldgs	107	98	-9	53	-45
FIRE DISTRICT FOUR					
Total Alarms	1955	1913	-42	1870	-43
Building Fires	358	390	+32	368	-22
Fires in Vacant Bldgs.	26	18	-8	18	n/change
FIRE DISTRICT FIVE					
Total Alarms	2661	2798	+137	2431	-367
Building Fires	393	463	+70	405	-58
Fires in Vacant Bldgs.	31	36	+5	17	-19

On a City Wide Basis, for the first ten months of 1959, building fires total 1750. Projecting this should give a total for the year of 1959 of not more than 2100, which indicates a further decrease.

URBAN RENEWAL ACTIVITY CITY-WIDE

Total Number of Buildings Inspected and Marked for Demolition - 3100
Number of Buildings razed or removed since inception of program 2600
Number of Buildings in the process or marked for demolition 500

No figure is furnished as to the number of buildings in the city which came under the scrutiny of the Demolition Board and which in many cases caused the owners to restore same to usefulness.

Major Areas recently or being evaluated:

(1) Mt.Bowdoin, Codman Area with a total of- - 5000 bldgs.
(2) Blue Hill, Greenwood Area with a total of 3500 bldgs.

These areas have been inspected and evaluated as of this date.

See attached sheet for boundaries of Districts 4 and 5.

DISTRICT 4

All that portion of the City included within a line starting at the Boston-Cambridge line on the Harvard Bridge, and continuing along Massachusetts Ave. to a point opposite the center of South Bay, continuing along in the center of South Bay and Fort Point Channel, to the Summer St. Bridge, continuing along Summer St. to Atlantic Ave., to Essex St., to Washington St., to Boylston St., to Arlington St., to Beacon St., to Embankment Rd., to the Boston-Cambridge boundary line in the Charles River, opposite the junction of Embankment Road and Storrow Memorial Drive, following the Boston-Cambridge boundary line to the point of starting.

The Harvard bridge will be included within District 4.

DISTRICT 5

All that portion of the City included within a line starting at the Boston-Cambridge boundary line on the Boston University Bridge and continuing along the Boston University Bridge to the Boston-Brookline boundary line at Commonwealth Ave., following the Boston-Brookline boundary to the center of Huntington Ave. and following Huntington Ave. to South Huntington Ave. to Heath St. to New Heath St. to Centre St. to Cedar St. to Washington St. to Dale St. to Warren St. to Clifford St. to Blue Hill Ave. to Magazine St. to Massachusetts Ave. to the Boston-Cambridge boundary line on the Harvard Bridge and following the Boston-Cambridge boundary line to the point of starting.

The Boston University Bridge will be included within District 11.

URBAN RENEWAL

SENRAC has long advocated a long-range urban renewal action program for the South End. This is an absolute necessity if the conservation, and rehabilitation and redevelopment of this important section of Boston is to proceed in an orderly manner. Piecemeal, checkerboard and opportunistic redevelopment project plans, are in the opinion of SENRAC members, disastrous to all long-range attempts to upgrade and rebuild the area as a whole. We respectfully recommend therefore, that as soon as possible, the City Planning Board prepare a long-range plan and comprehensive renewal program for the entire South End which would show appropriate urban renewal treatment in orderly stages over an extended period, that the improvements recommended therein be incorporated in the city's Capital Improvement Program, and that proposals advanced for this area by the Redevelopment Authority and other public agencies be consistent not only with the long-range plans but with this action program. The public, and the residents of the South End in particular are entitled to have some idea of the future of their particular neighborhoods. SENRAC feels that, without such knowledge, its efforts to upgrade the community are largely wasted.

Sub-Committee Report

LEGISLATION

Most of the State legislation necessary for urban renewal measures is already available. Some modifications to existing legislation as well as some new legislation are essential, however, to create a more workable framework.

The Problem

The need is

1) for additional financing for both public and private agencies, and

2) for the improvement of procedural techniques

Recommendations:

1. Increase dividend limit in Chapter 121A from 6% to 8% (submitted by Boston Redevelopment Authority, December 1954)

2. Increase City's borrowing power beyond debt limit for renewal purposes from 2% of assessed values to 2.5% (submitted by Boston Redevelopment Authority, December 1959)

3. Permit savings banks to have the same excise tax exemption under Sec. 12 of Chapter 63 with respect to mortgages on urban redevelopment housing projects developed under Chapter 121A as such banks have on mortgages on other Massachusetts real estate.

4. Legislation along the lines of the Mitchell-Lama Act of New York, which authorizes the State or New York City, to borrow money and lend such money at low interest rates to sponsors of limited-profit housing for moderate income groups, up to 90% of total development cost.

Since this legislation has produced a considerable volume of housing in New York, it is recommended that the Commonwealth be authorized to borrow $50,000,000 for this purpose. (Expected to be submitted by Audit of State Needs).

the Governor's Commission on the

INTRODUCTION

Most of [illegible] necessary [illegible] manner [illegible] measures is also [illegible]. Some modification to existing legislation as well as some new legislation are essential, however, to create a more workable [illegible].

The Problem

[illegible]

1) The difficulty [illegible] the [illegible] and private expenses, and

2) the [illegible] [illegible]

Recommendations

1. Increase [illegible] July 1, [illegible] [illegible] [illegible]

5. Permit a redevelopment authority to accept privately-owned real est te outside the limits of the project area in part payment of the purchase price of land within a project area. (submitted by Boston Redevelopment Authority, December 1959)

6. Change definition of a "blighted area" to conform with the Federal definition (submitted by the Boston Redevelopment Authority, December 1959)

7. Prepare and submit legislation to permit negotiated sales (rather than sale only at public auction) of properties acquired by the City by foreclosure of liens.

8. Prepare and submit legislation that would permit the Boston Redevelopment Authority to prepare plans, specifications, and cost estimates for the restoration of remodeling of city-owned properties, and for the construction of new buildings on such parcels; to obtain informal mortgage insurance commitments from the Federal Housing Administration in appropriate cases; to acquire such properties from the City and sell either at public auction or by negotiated s sale to developers who will be required to complete the proposed improvements within a specified period of time.

   It appears that it is now legally possible under Section 26AAA of Chapter 121 of the General Laws for an Authority to undertake the suggested activity, but only as a demontration project, and it is doubtful how many cases could be handled on a demonstration basis. It would seem that an authority should be permitted to work out situations of this type as a matter of general operation.

9. Prepare and submit an amendment to the Constitution of the Commonwealth which would permit legislation authorizing cities and towns to enter into legally-binding commitments with developers with respect to maximum taxation of new construction over an agreed period of years (e.g.,a maximum assessment based on 25% of the estimated cost of improvements for the first ~~two~~ calendar years after initial occupancy of the improvements).

10. Expedite the adoption of the proposed zoning code by the new Zoning Commission.

11. Review revisions to the Building Code, as proposed by the Committees established therefore, with a view to allow greatest flexibility in housing design and production commensurate with health and safety

12. Promote and/or support legislation toward a uniform state-wide Building Code, based on performance standards rather than specifications

13. Submit State enabling legislation to permit local redevelopment authorities within renewal study areas to acquire and demolish substandard ~~housing~~ structures as designated by local planning boards in advance of renewal project designations.

14. Submit legislation similar to Article 1, Section 5-h of the New York State Tax Law. That law (enacted in 1955 and amended in 1959) exempts from taxation for a period of 12 years the increased value of multiple dwelling buildings which result from alteration and improvements, such as the installation of central heating or sanitary facilities, which eliminate unhealthy or dangerous conditions, or replace inadequate and obsolete facilities.

    Also the statute provides that the owner's annual tax bill upon the land and building may be abated during each of the first ten years after the completion of the improvements by an amount in each year equal to 8 1/3% of the cost of the improvements.

    This Act has produced good results in New York. It would seem that such legislation could be enacted without the necessity of any amendment to the Constitution of the Commonwealth, since the Act applies only to improvements related to public health and public safety.

    The original Act provided that the improvements must be completed within a four-year period and the 1959 amendment extended it two years.

15. Consider feasibility of having the City adopt the policy of making tax taking one year after taxes become delinquent. Under present practice, the tax taking is made approximately 22 months after the taxes become delinquent. This change can be made without the requirement of any legislation.

    Also the Office of Development and the Mayor's Rehabilitation Committee should consider legislation which would permit the City to file petitions for foreclosure

in the Land Court one year after the date of taking, instead of two years as now required by the statute.

Under existing law and procedure, the owner of real estate upon which the taxes are unpaid may continue to occupy the property and collect the rent for a period of five years or more before his interest in the property is finally foreclosed by the City. The suggested changes would reduce this period to three years.

FINANCING

Local financial institutions, normally responsible for financing residential improvement loans, have been unable to satisfy community needs in areas most needing improvements.

The Problem:

The need for capital in blighted areas for:

1) mortgage loans for new construction and for home improvements, rehabilitation, and remodeling

2) Title I, FHA home improvement loans

3) Equity capital to supplement available private equity

Recommendations:

1) Request the office of Development and the Mayor's Rehabilitation Committee* study the feasibility of legislation for the creation of a corporation financed along the lines of the Massachusetts Business Development Corporation (created under Chapter 671 of the Acts of 1952) to provide funds for the purposes hereinabove set forth. The financing of the MBDC provided in the legislation authorizes financial institutions and others to invest a small portion of their assets in stock of the development corporation, and to agree to make loans to the corporation from time to time, upon call.

The effect of this procedure is to spread the risk of these activities among the several financial institutions and other investing and lending members of said corporation.

The activities of said corporation should be restricted to investments located within the City of Boston, or the statute should provide that not less than 75% of the total amount of loans and investments of the said corporation shall be upon property located in the City of Boston. The corporation should be able to provide loans for the construction and improvement of residential properties and in minor non-residential situations (such as local neighborhood business property improvements).

* The Mayor's Rehabilitation Committee consists of Robert T. Morgan, Chairman; William T. Koesler, William B. Carolan, Henry T. Pierce, Dr. Thomas J. Giblin and Peter Turchon. This Committee has supervised the Demolition and Restoration Program since the summer of 1953, and is thoroughly familiar with the problem.

Title:

Local Council facilities/city initially considered for fi-
nancing projects: Investment Trends, Some Case Studies to Deter-
ry Economic Trends in Seven Rural Communities.

Time Period:

(The years for analysis is difficult areas that:

1) Including those for more consideration and for some
[illegible] reduction[illegible] and expenditure

2) Title 2, the Land [illegible] Index

3) Apply analysis by maintenance availability private split

Introduction:

1) Explore the effect of [illegible] and the [illegible] Economic-
ration [illegible] study the feasibility of [illegible] the
[illegible] of a [illegible] Planned Cities the Lives of
the [illegible] Tradeoff Development [illegible] Urban
Under Section 701 of the Act of 1954) [illegible] Trends for
the Planning [illegible] Act [illegible]. The [illegible] of the
City [illegible] in the [illegible] analysis [illegible] Im-
pacts and [illegible] to [illegible] a small section of Trade
Areas in study of the Development [illegible] and by re-
sale to Cube [illegible] to the [illegible] from 1954
[illegible].

The effect of City [illegible] is to speak the role of
other activities under the General Economic Institutions
and other [illegible] and [illegible] Economic Institutions
[illegible].

The Activities of all [illegible] which is [illegible] to
[illegible] Federal [illegible] the City of [illegible], or the Mu-
nicipal [illegible] that not [illegible] the [illegible]
Areas of [illegible] and [illegible] of the [illegible]
[illegible] Public [illegible] [illegible] [illegible] the Time
[illegible] and [illegible] [illegible] [illegible] [illegible] to
[illegible] [illegible] [illegible] [illegible] [illegible] as Local [illegible]
[illegible] [illegible] [illegible].

1 The [illegible] [illegible] [illegible] [illegible] [illegible] [illegible]
[illegible]. [illegible] [illegible] [illegible] [illegible] [illegible] [illegible]
The [illegible] and [illegible] [illegible]. This [illegible] the [illegible]
[illegible] [illegible] [illegible] [illegible] [illegible] [illegible] of
[illegible] and [illegible] [illegible] with the [illegible].

It is contemplated that the corporation would work out patterns and techniques for the financing of improvements. As the operation develops, a large percentage of the loans would undoubtedly be made by local financial institutions, either upon a participating basis or under guarantee agreements, e.g.

a) a participating loan under which the local lender advances 70% and the corporation 30%, the 70% being amortized first; or

b) a situation in which all of the funds are advanced by the local lender, secured by an agreement from the corporation to purchase the loan at the unpaid balance at any time within three years from its date, whether or not the loan shall be in default at the time of purchase.

The Corporation would be similar to the Mortgage Facilities Corporation authorized by New York legislation in April, 1956. That Corporation had an authorized capital of $4,000,000 and was authorized to incur obligations up to a maximum of $25,000,000.

2) Follow up application for State funds available under Chapter 91 of the General Laws for removing unused City-owned waterfront property, as recommended by the Mayor's Waterfront Committee. Chapter 91 provides that contracts for this purpose are awarded by the State Department of Public Works, 50% of the cost being borne by the Commonwealth and 50% by the City. (Commissioner Shea's recommendations to this effect have already been made to the Waterways Division of the State Department of Public Works).

3) Explore recommendations of Mayor's Waterfront Committee for tax relief as an incentive to encourage private development of harbor facilities and demolition of privately-owned deteriorated properties in relation to a proposed plan therefor. (See section on LEGISLATION - Recommendation #9).

4) Request State funds be made available to a central agency, such as the Massachusetts Department of Commerce under its present metropolitan powers to develop and maintain basic planning studies (as a fact-finding operation) for each metropolitan area for renewal and development purposes.

Under such a program State funds allotted to each of the metropolitan areas in the State could be matched by Federal funds under provisions of Sec. 701 of the Housing Act.

Funds made available under such programs should be used for the following purposes:-

it is conceivable that the operation would even be altered and
[illegible] for the [illegible] of [illegible]. In the question [illegible]
[illegible] a [illegible] of the [illegible] would [illegible] be made [illegible]
[illegible] [illegible], although [illegible] [illegible] [illegible]
[illegible] [illegible].

a) [illegible] [illegible] [illegible] [illegible] [illegible]
[illegible] [illegible] [illegible] [illegible] [illegible]
[illegible] [illegible].

b) [illegible] [illegible] [illegible] [illegible] [illegible]
[illegible] [illegible] [illegible] [illegible] [illegible]
[illegible] [illegible] [illegible] [illegible] [illegible]
[

a) Analysis of the economy of the metropolitan area: manufacturing, retail, and wholesale trade; finance and insurance; institutions and governmental activities; tourist and recreation business; utilities and personal services

b) Analysis of the housing market: population, employment, incomes, construction costs

c) Recommendations for physical development: industrial, commerical, institutional, governmental, and housing potential, with particular emphasis on redevelopment of blighted areas.

5) Provide tax concessions to property owners for installation of central heating and sanitary facilities. (See LEGISLATION - Recommendation #14).

6) Submit legislation for the provision of State grants to cities and towns in the Commonwealth to equal one-sixth of net project cost of any renewal project, provided it can be determined that such State aid would be beneficial to the city.

7) Follow up legislation recommended by the Finance Commission and filed by the City Collector recommending a 2% penalty be added to the 4% interest rate upon delinquent taxes where taxes amounting to more than $500 have not been paid by December 31 of the year in which such taxes are levied. (The $500 limit is intended to relieve hardship on small home owners). However, it would seem that this limit should be restricted so that owners of several individual slum properties will not be permitted to take advantage of the limit.

8) Request the Office of Development explore all sources of Federal funds available to the City for whatever purpose to maximize the amount of funds the City needs for renewal.

a) [illegible] of the meaning of the [illegible] [illegible] [illegible]

RELOCATION

Relocation is an integral part of a positive urban renewal program, for urban renewal cannot be successful unless relocation is successful. A realistic assessment of the size of the relocation task - in cooperation with other communities in the Metropolitan Area, as well as a positive program to handle it, based on full use of the public and private resources available is essential.

The Problem:

Until ways are found to relocate displaced families and businesses permanently into satisfactory quarters, we face displacement every few years from one district to another, or from city to city, and a continuation of urban blight.

Recommendations:

1) Avoid relocating families and businesses into prospective project areas of this or another city.

2) Give continued, careful attention to relocation problems arising from enforcement of the housing code to ensure that persons so displaced will not end up in other overcrowded quarters.

3) Consider carefully the social needs of those dependents on public housing for relocation housing.

4) Develop a program of relocation and community relations simultaneous with area planning services with families and businesses in a project area from the first planning stages through the execution of the project.

5) Greater efforts should be made to sell concepts of good housing and suitable business locations to residents and investors of a project area.

6) Consider as only temporarily relocated all persons moving to housing below acceptable standards, and through the relocation service continue efforts to relocate them until they move into satisfactory housing.

7) Increase shelter allowance to an amount sufficient to permit families dependent on public assistance to obtain acceptable standard housing.

[illegible] to an Imperial Peace of a Peaceful Asian Central Authority.

[illegible] available to everyone".

The Problem

Until more are found to relocate displaced families and businesses permanently into multifamily housing, no less displacement every ten years [illegible] [illegible] [illegible]

8) Professional social casework service should be continued in the family relocation service, and its expansion jointly studied by the City and the appropriate social welfare agencies.

9) Request that existing agencies, now providing varied services to small businesses, coordinate their efforts in the relocation program through the office of Development.

Some of these agencies are: the Massachusetts Business Development Corporation, the Federal Small Business Administration, Boston Real Estate Board, Chamber of Commerce, Boston College Business Research Bureau.

10) Request extension of provision for the payment of moving costs and relocation services to relocatees displaced by all renewal and public improvements, whether by State or City action. These payments and services are now available only to relocatees of Title I projects.

11) Request that the Office of Development with the Boston Redevelopment Authority and other public and private agencies study the method and feasibility of compensating businesses for the loss of good-will, fixtures and equipment. Under present Federal regulations there is no provision for such payment.

12) Establish a relocation service or agency with a permanent staff capable of serving all families and businesses displaced within the City by City, State or Federal programs.

8) Professional social research service should be contained in the family relationship, as the economic pivotal unit, of the city and its subsequent social welfare problem.

9) Because this existing condition, by [illegible] varied authority to small communities, particularly in or near to the relationship between the cities of [illegible].

Some of these agencies are the Community Business Development Corporation, the Central Small Business Administration, Urban Land Institute, Chamber of Commerce, Metropolitan Planning Commission, Metropolitan Planning Commission, Metropolitan Planning Commission

(Partial draft)

HOUSING

The housing field offers an attractive opportunity for a substantial increase in the City's tax base as well as a much-needed increase in the total housing supply - new construction as well as upgrading of existing units for all income levels.

A. Privately-owned housing

For some unknown reason the real estate and construction industries in Boston have failed to take advantage of the opportunities provided by the National Housing Act for the development of privately-sponsored and privately-owned rental housing developments, financed by long-term, high percentage mortgages insured by the FHA. During the past twenty-five years in most other large cities there has been a considerable amount of activity in this field.

The Problem:

How to develop an adequate housing supply for all income levels as quickly as possible.

Recommendations:

It is recommended that the Office of Development and other groups stimulate housing of the following types:

1) Rental housing under Section 207 of the National Housing Act - need not be in a renewal area, applicable to new construction and rehabilitation, sponsored by a profit-making business corporation, reasonably liberal financing.

2) Rental Housing under Section 220 of the National Housing Act - must be in a renewal area, best possible type of financing to the redeveloper, applicable to new construction and rehabilitation, can operate under Chapter 121A.

3) Relocation housing under Section 221 of the National Housing Act - need not be in a renewal area, very liberal financing, applicable to new construction and rehabilitation, may be profit or nonprofit sponsorship, for sale or for rent, single family or multiple units. Applicants displaced by some type of public activity (City, State or Federal) have first priority. Can operate under Chapter 121A.

Summary

The housing field offers an attractive opportunity for a sustained increase in the future that does not depend on a vagueness of the total economy. Only a combination of unlikely events could prevent the housing boom.

1. Interdependence Pending

[illegible] the real estate and construction industries to those [illegible] of the economy as a whole. Investment in housing [illegible] development [illegible] and [illegible] [illegible] [illegible]

4) Cooperative housing under Section 213 of the National Housing Act - need not be in renewal area, very liberal financing (cheapest form of housing for the consumer because of Federal Income Tax benefits, saving of landlord's profit, and saving of vacancy reserve), applicable to single family or apartment type, new construction or rehabilitation, requires strong management contract for successful operation. Can also operate under Chapter 121A.

5) Housing for the elderly under Section 207 of the National Housing Act - need not be in a renewal area; can be profit or non-profit; includes many other features in addition to shelter, such as furnishings, cafeteria and recreational facilities and minor medical care. This section is presently being studied by church groups, lodges, and similar non-profit organizations.*

6) Limited dividend housing under Chapter 121A - must be in a renewal area or renewed by the corporation itself. Can be new construction or rehabilitation, especially conversion, or a cooperative. Can use FHA financing of any type.

7) "Dormitory type" housing for single person occupancy e.g. Franklin Square House. To qualify for FHA financing at least minimum kitchen and bath facilities must be provided for each dwelling unit, but this requirement would not be applicable to developments sponsored by foundations of the Charlesbank Homes type where FHA insurance is not used.*

* Where projects of these types may be tax-exempt because of sponsorship by charitable organizations, there should be provision of a payment in lieu of taxes which will be sufficient to compensate the City for services rendered, and to yield net revenue at least equal to the taxes derived from the site under its prior use.

A) Interesting people today. Lydia [illegible] at the restaurant [illegible] - that's how he [illegible] were. Very liberal liberating [illegible] free ed [illegible] for one economic reasons to research [illegible] Jacques Derrida [illegible] Jacques Derrida, writing of Emmanuel Levinas, et cetera, et cetera), explaining to [illegible] Derrida is important to', how economics [illegible] religious ethics, concerning [illegible] economic [illegible] operation. [illegible] operate under [illegible].

B) [illegible] the [illegible] under pretext that at the moment. [illegible] now - [illegible] to a general sense that it [illegible] economically [illegible] to [illegible] exist that it [illegible] economically [illegible] to [illegible] really to [illegible], [illegible] [illegible] [illegible]

B. Public Housing

1) Housing for the Elderly

Request that the Office of Development, jointly with the Boston Housing Authority determine the need for and feasibility of additional new units and rehabilitation of units for the elderly.

The Boston Housing Authority has been providing one-bedroom units in existing low-rent projects for eligible elderly applicants. Also, the Authority is working on projects which would provide 400 dwelling units of new construction for the elderly.

2) Relocation Housing

Request that the Office of Development, in conjunction with the Boston Housing Authority and the Boston Redevelopment Authority, consider the need for housing for persons displaced by reason of any public program.

This request is based on the anticipated need for relocation housing as the renewal program expands. (See Section on Relocation.)

5. Public Housing

1) Housing for the elderly

Requires that the office of Development, jointly with the Boston Housing Authority determine the need for and feasibility of additional new units and rehabilitation of units for the elderly.

The Boston Housing Authority has been providing moderate rent housing in existing low-rent projects for eligible persons while in existing low-rent projects for eligible elderly applicants. Also, the Authority is working on new construction for the elderly.

2) Relocation Housing

Requires that the Office of Development, in coordination with the Boston Housing Authority and the Boston Redevelopment Authority, consider the need for housing for persons displaced by reason of any public program.

This requires is based on the anticipated need for relocation housing as the renewal programs mature. (See section on Relocation.)

12/31/59

(HOUSING)

FIRE INSURANCE (part of section on HOUSING altho also applicable to some extent to commercial properties)

Public hearings are now in progress before the Insurance Committee of the Legislature on a bill which would set up an assigned risk procedure requiring companies to write risks of this type.

The Problem:

In many areas of the City fire insurance is not available to home owners, or is available only through firms offering prohibitive rates. Where insurance is not available, bank or insurance company mortgages cannot be obtained (probably would be illegal) and consequently owners of property in these areas, if in need of financing, must resort to finance or lenders of the second mortgage type. (The report of the Boston Board of Fire Underwriters pointed up this situation for two areas of the City)

Recommendations:

In view of the speed-up of the renewal program there is now a need for a conference between the Office of Development, the Boston Board of Fire Underwriters and the New England Insurance Rating Association. The purpose of such a conference: to request the Board and the Association to make a survey to determine whether or not portions of the areas in question can be restored to a normal insurance basis. The number of hazardous situations have been greatly reduced in the past three years and under the proposed renewal program it is anticipated will be still further reduced.

(HOUSING)

FIRE INSURANCE (part of section on HOUSING also applicable to some extent to commercial properties)

Public hearings are now in progress before the Insurance Committee of the legislature on a bill which would set up an assigned risk procedure requiring companies to write risks of this type.

The Problem:

In many areas of the City fire insurance is not available to home owners, or is available only through firms offering prohibitive rates. Where insurance is not available, bank or insurance company mortgages cannot be obtained (probably would be illegal) and consequently owner's of property in these areas, if in need of financing, must resort to finance or lenders of the second mortgage type. (The report of the Boston Board of Fire Underwriters pointed up this situation for two areas of the City)

Recommendations:

In view of the speed-up of the renewal program there is now a need for a conference between the Office of Development, the Boston Board of Fire Underwriters and the New England Insurance Rating Association. The purpose of such a conference: to request the Board and the Association to make a survey to determine whether or not portions of the areas in question can be restored to a normal insurance basis. The number of hazardous situations have been greatly reduced in the past three years and under the proposed renewal program it is anticipated will be still further reduced.

COMMUNITY FACILITIES AND THE CAPITAL IMPROVEMENT PROGRAM

New community facilities -- e.g., fire and police stations, branch libraries, schools, park and recreation facilities -- are incorporated as part of the City's Capital Improvement Program, scheduled over a six-year period and revised annually. The need for well-located and modern facilities of all types is great.

There was virtually no construction during the '40's, but a start has been made recently in replacing certain outmoded facilities - libraries, fire stations and schools. At the current rate of replacement, however, many generations will have lived and gone without enjoying the benefits of good community living. In the meantime, inordinate maintenance costs will have to be borne for the use of old and inadequate structures.

The Problem:

How to replace all existing outmoded, unsafe, expensive systems with modern economical facilities within a reasonable period of time?

Recommendations:

1) Take steps to make the Capital Improvement Program the basis for the City's Annual Capital Budget. One method of doing this within the existing statutory set-up would be the appointment of a Capital Improvement Advisory Committee composed of:

   a) Director of Administrative Services
   b) Director of Office of Development
   c) The City Auditor
   d) Chairman of Appropriations and Finance Committee of the City Council
   e) Chairman of Planning Board

This Committee would review the Capital Improvement Program prepared annually by the staff of the City Planning Department, based on an analysis of areas of greatest need and apportioned within the City's ability to pay. This Committee would be in a position to make recommendations to the Mayor so that in fact the Capital Improvement Program will become the Capital Budget.

2) Consolidate community facilities for around-the-clock use for all ages to derive maximum benefit to the community and bring the highest rate of return on the City's investment, e.g.:

   a) combination of neighborhood playgrounds with school yards

   b) combination of branch library facilities with school facilities

   c) provision of indoor recreation facilities (multi-purpose rooms) within any community facility, e.g. schools, libraries, health units, etc.

New community facilities -- e.g., fire and police stations, branch libraries, schools, park and recreation facilities -- are incorporated as part of the City's Capital Improvement Program, scheduled over a six-year period and revised annually. These are need for well-located and modern facilities of all types is great.

There was virtually no construction during the '40's, but a start has been made recently in replacing certain outmoded facilities - libraries, fire stations and schools. At the current rate of replacement, however, many generations will have lived and gone without enjoying the benefits of good community living. In the meantime, inadequate maintenance costs will have to be borne for the use of old and inadequate structures.

The Problem:

How to replace all existing outmoded, unsafe, expensive systems with modern economical facilities within a reasonable period of time?

Recommendations:

1) Take steps to make the Capital Improvement Program the basis for the City's Annual Capital Budget. One method of doing this within the existing statutory set-up would be the appointment of a Capital Improvement Advisory Committee composed of:

a) Director of Administrative Services
b) Director of Office of Development
c) The City Auditor
d) Chairman of Appropriations and Finance Committee
   of the City Council
e) Chairman of Planning Board

This Committee would review the Capital Improvement Program prepared annually by the staff of the City Planning Department, based on an analysis of these of greatest need and opportunity within the City's ability to pay. This committee would be in a position to make recommendations to the Mayor so that the Capital Improvement Program will become the Capital Budget.

2) Consolidate community facilities for around-the-clock use for all ages to derive maximum benefit to the community and bring the highest rate of return on the City's investment, e.g.:

a) combination of neighborhood playgrounds with school yards

b) combination of branch library facilities with school facilities

c) provision of indoor recreation facilities (multi-purpose rooms) within any community facility, e.g. schools, libraries, health units, etc.

3) Coordinate the distribution of needed capital improvements with proposed Federal renewal projects for maximum return to the City in Federal monies. Since the 1959 amendments to the Housing Act permit a City to take credit for the cost of community facilities developed in a renewal area within three years prior to the date of Federal approval of loan and grant application, the City should proceed with the construction of such facilities in proposed renewal areas without waiting for Federal approval.

4) Explore Chapter 521 of the Acts of 1959 of the General Laws which authorizes a housing authority to provide recreational and community facilities in or near housing project areas.

5) Coordinate the need for capital improvements as well as necessary repairs on streets, street lights, etc. in prior designated City renewal projects (City "improvement areas") with the allocation of department funds therefor.

6) Explore the possibility for certain areas of a demountable school structure that can expand, contract, or be relocated to better serve future population shifts.

7) Study the advisability of applying for State funds for school construction when such application requires conformance to outmoded building standards, resulting in costs in excess of benefits received. It also appears that Boston is handicapped by existing formulas for the allocation of funds.

8) Request that all plans for community facilities be submitted to the Fine Arts Commission for review and report.

9) Enforce the provision of mandatory referral of all proposed public improvements for review by the Planning Board.

3) Coordinate the distribution of needed capital improvements with proposed Federal renewal projects for maximum return to the City in federal monies. Since the 1959 amendments to the Housing Act permit a City to take credit for the cost of community facilities developed in a renewal area within three years prior to the date of Federal approval of loan and grant application, the City should proceed with the construction of such facilities in proposed renewal areas without waiting for Federal approval.

4) Explore Chapter 521 of the Acts of 1959 of the General Laws which authorizes a housing authority to provide recreational and community facilities in or near housing project areas.

5) Coordinate the need for capital improvements as well as necessary repairs on streets, street lights, etc. in prior designated City renewal projects (City "improvement areas") with the allocation of department funds therefor.

6) Explore the possibility for certain areas of a demountable school structure that can expand, contract, or be relocated to better serve future population shifts.

7) Study the advisability of applying for State funds for school construction when such application requires conformance to outmoded building standards, resulting in costs in excess of benefits received. It also appears that Boston is handicapped by existing formulas for the allocation of funds.

8) Request that all plans for community facilities be submitted to the Fine Arts Commission for review and report.

9) Enforce the provision of mandatory referral of all proposed public improvements for review by the Planning Board.